



32/2 Temple Park Crescent, Polwarth  
POLWARTH | EDINBURGH | EH11 1HU

  
**warners**  
solicitors & estate agents

PERMIT HOLDERS ONLY



## 32/2 Temple Park Crescent

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An exciting opportunity has arisen to acquire this two-bedroom apartment forming part of a traditional tenement in the popular residential area of Polwarth to the west of Edinburgh's city centre.

The open plan living room and kitchen form the main public space in the property, and provides a great space for relaxing or entertaining friends and family. The principal bedroom is of an excellent size and benefits from a walk-in wardrobe. The second bedroom could alternatively be employed as a home office, study or gym, and a modern shower room with WC completes the accommodation internally.

Outstanding local amenities include the Fountain Park complex, as well as a range of stylish bars and cafes. Offering immense appeal to a range of buyers including first-time buyers and young families, as well as holding investment potential, early viewing is highly recommended.

- Two-bedroom apartment
- Sought-after location
- Easy access to excellent public transport links
- Living room/kitchen
- Principal bedroom with walk-in wardrobe
- Second bedroom
- Modern shower room
- Gas central heating
- Double glazing
- Permit parking

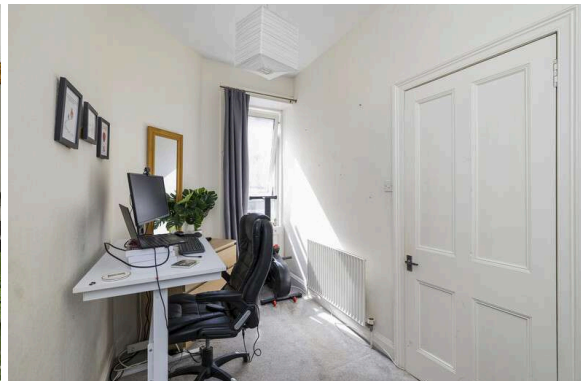
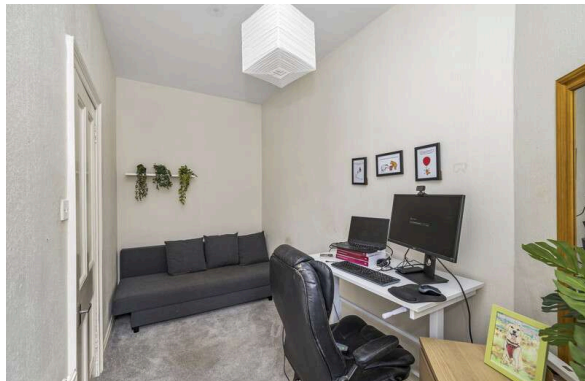


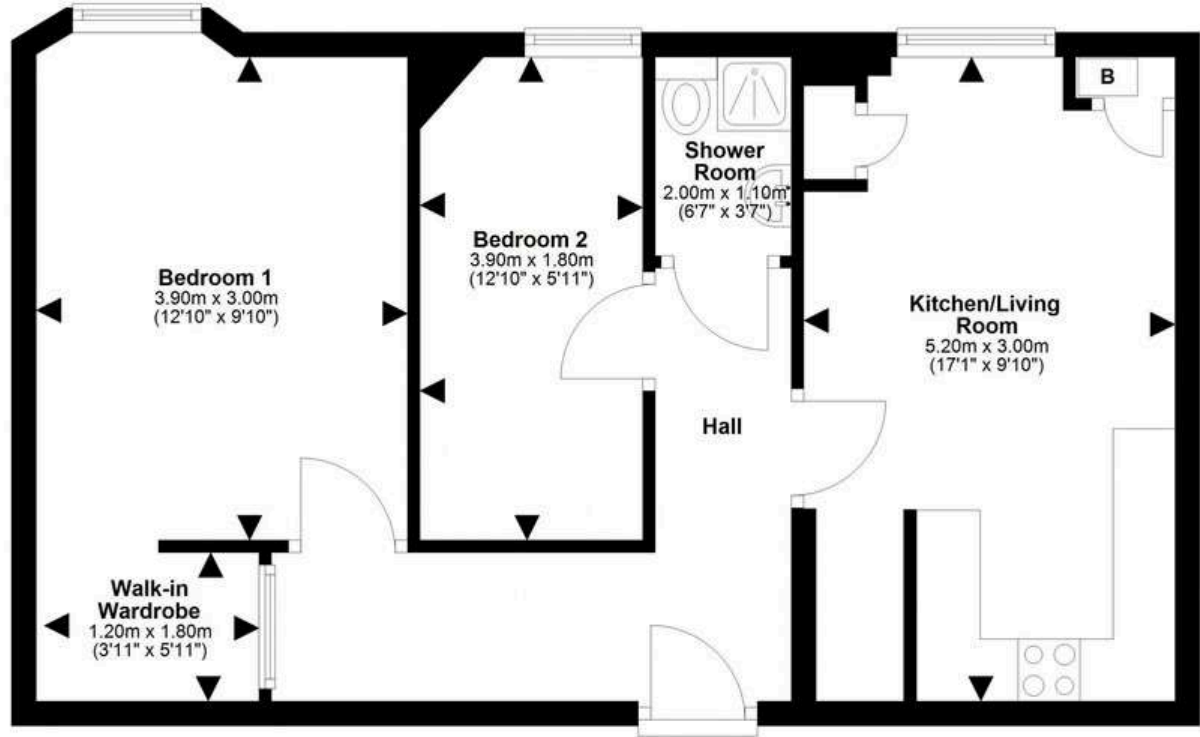
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fitted floor coverings, and integrated oven & hob are included, whilst other items of furniture & furnishings are available by separate negotiation. EPC rating: C

Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets - Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the property falls into the catchment area for Bruntsfield and St Cuthbert's primary schools and secondary schooling at Boroughmuir and St Augustine's. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.





This plan is for illustrative purposes only and should only be used as such by the prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.

