


COULTERS[©]

49 TEMPLE PARK CRESCENT

POLWARTH, EDINBURGH, EH11 1JA

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

49 Temple Park Crescent is a bright, rarely available mid-terraced house with a south facing private rear garden in the popular residential area of Polwarth. The property has been a much loved home, owned by the same family for many years, but is now ready for it's new exciting period of ownership.

To the front of the property is the bay windowed sitting room with a feature fireplace and engineered wood flooring that bounces light into the room. A handy under stair storage cupboard is located off.

KEY FEATURES



Well proportioned mid-terraced house.



Two double bedrooms, one with fitted cupboards.



Enclosed south facing private garden.



Driveway to the front of the property.



Located in the popular residential area of Polwarth.



An array of local amenities close by.

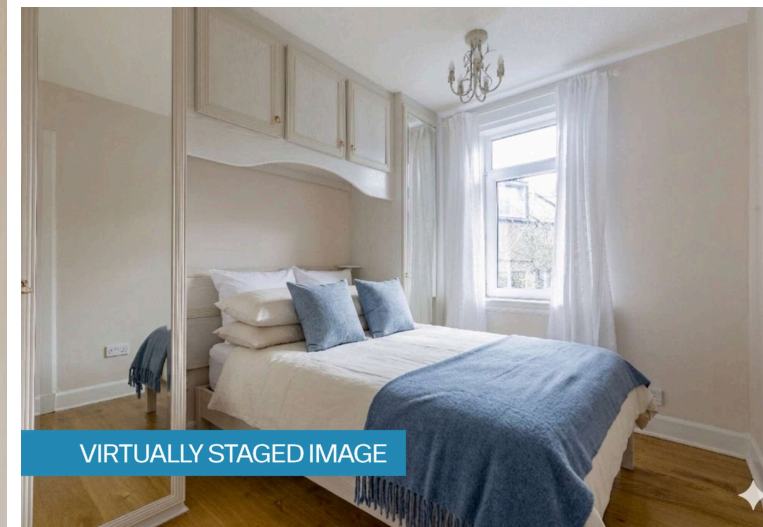


EPC Rating - D



Council Tax Band - D



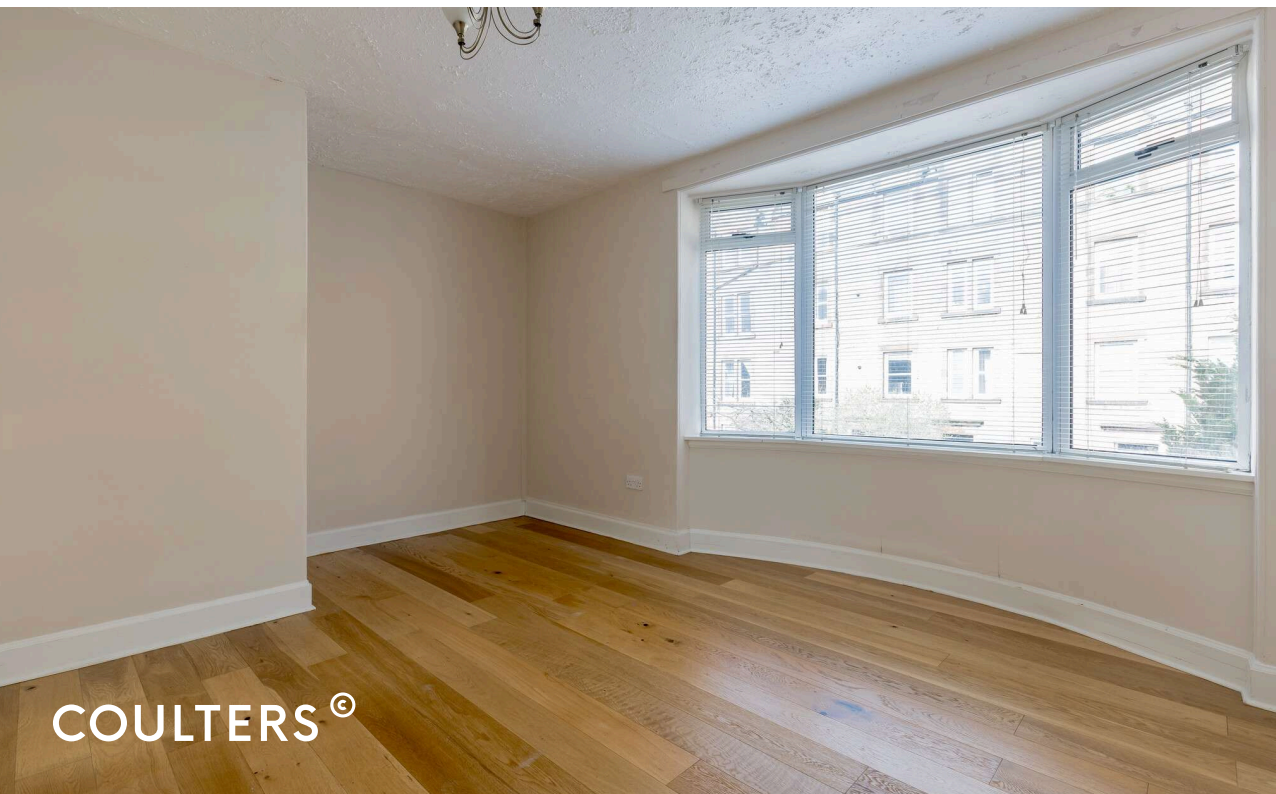


To the rear, the kitchen is flooded with natural light has wall and base mounted cabinetry. The integrated kitchen appliances comprise; hob, double oven, washing machine, extractor hood, fridge, freezer and dishwasher. A door to the rear garden is located here. On the first floor double bedroom one has a lovely bay window with more engineered wood flooring. The second double bedroom is to the rear and has fitted cupboards. The shower room completes the internal accommodation with a shower cubicle (fitted with practical, easy to clean splashboard), WC and wash hand basin. Heating and hot water is provided by gas central heating and there is double glazing. Externally, a path leads to the front door from the street, alongside a recently upgraded driveway, whilst to the rear is a delightful South facing, enclosed private garden. The lawn area is flanked by borders and there is a garden shed. Residents' permit holder parking is available on the street outside.





VIRTUALLY STAGED IMAGE



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THE LOCAL AREA

A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a ten-minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach.

The neighbouring districts of Bruntsfield and Dalry offer an array of stylish eateries, bars, and retailers. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Gorgie. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus. It is also in catchment for Bruntsfield Primary School, St Cuthbert's RC Primary School, Boroughmuir High School and St Augustine's RC High School. Haymarket Train Station is only a fifteen-minute walk and offers bus/tram links to Edinburgh International Airport and into Edinburgh City Centre. Regular buses operate to and from the City Centre and surrounding areas.

EXTRAS

All blinds, light fittings, fitted flooring, the washing machine, dishwasher and integrated white goods are included in the sale price.

PLEASE NOTE - SOME OF THE IMAGES HAVE BEEN VIRTUALLY STAGED TO SUGGEST HOW THE ROOM COULD BE USED.

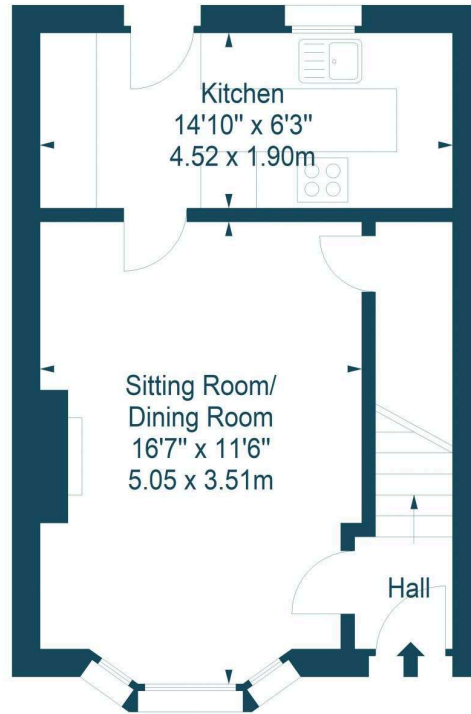
HOME REPORT VALUATION: £325,000



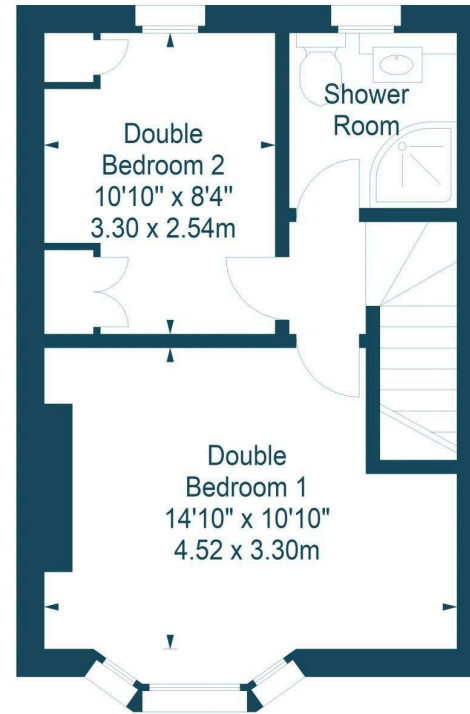
Temple Park Crescent,
Edinburgh,
Midlothian, EH11 1JA



Approx. Gross Internal Area
662 Sq Ft - 61.50 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.