










Offers Over
£230,000

32/7 Temple Park Crescent

Polwarth | Edinburgh | EH11 1HU

Fantastic opportunity to acquire this two-bedroom top floor flat forming part of a traditional tenement in the sought-after Polwarth area. Situated close to superb local amenities and excellent transport links, the property is well suited to a variety of purchasers including first-time buyers, professionals, and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

A welcoming entrance hallway provides access to a shelved storage cupboard and features a traditional pulley drying rack. The lounge/diner is bright and airy, enjoying a front-facing aspect with twin windows that allow for an abundance of natural light. The kitchen is fitted with a range of integrated and freestanding white goods, complemented by mood-setting under-unit lighting and ample workspace. Bedroom one is a large double room positioned to the rear, benefitting from a useful cupboard housing the boiler and a pleasant outlook over the canal. Bedroom two is another comfortable double, also rear-facing, with plenty of space for freestanding furniture. The bathroom is partially tiled and fitted with a small bath incorporating a shower over.

Further benefits include gas central heating, double glazing, and a secure entry system.



Gardens & Parking

Externally, residents enjoy access to a shared rear garden, with on-street permit and metered parking available.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.



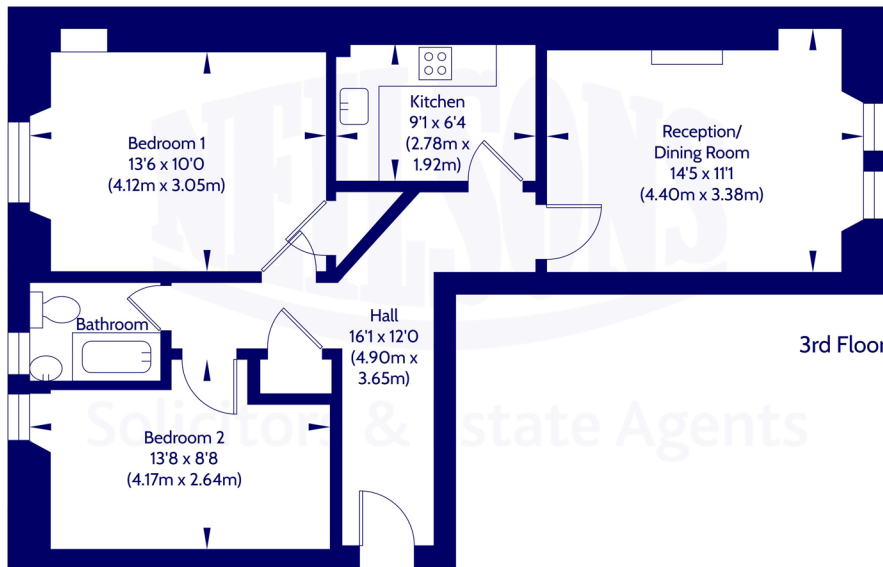


Location

The property is located within the sought-after area of Polwarth, located approx. 2 miles south-west of the City Centre. Excellent amenities can be found a short drive from the property in Morningside, Gorgie and Chesser with day to day shopping requirements found close by. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/restaurants. Edinburgh Napier University is within walking distance with an excellent bus service providing access to the City Centre and many parts of Edinburgh. Excellent schooling can be found within the vicinity at all levels.



Approx. Gross Internal Floor Area 59 Sq M / 636 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

