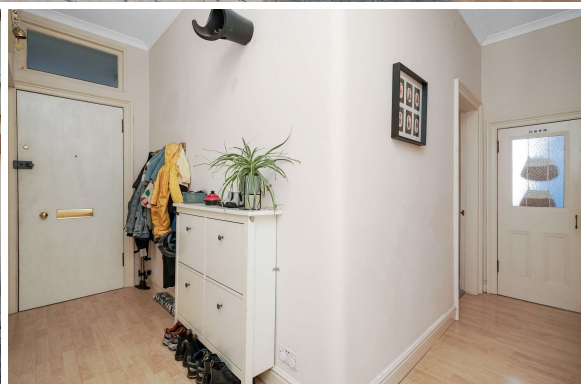




56/4 Temple Park Crescent,
POLWARTH | EDINBURGH | EH11 1HX


warners
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56/4 Temple Park Crescent,

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Nestled along the banks of the Union Canal on a quiet street in the heart of Polwarth is this spacious second floor apartment. Surrounded by excellent amenities, vast open green spaces and quick transport links this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed living room with feature fireplace, a contemporary kitchen with attractive units and dining area, a well-proportioned bedroom, a versatile box room and the flat is completed by the bath room with shower over the bath. Externally the property has a well-kept communal garden.

- Traditional second floor tenement apartment
- Close to excellent amenities and transport links
- Spacious living room with attractive windows
- Welcoming hallway
- Bright fully fitted kitchen/dining room
- Versatile box room
- Well-proportioned bedroom
- Stylish bathroom
- Shared garden and permit parking

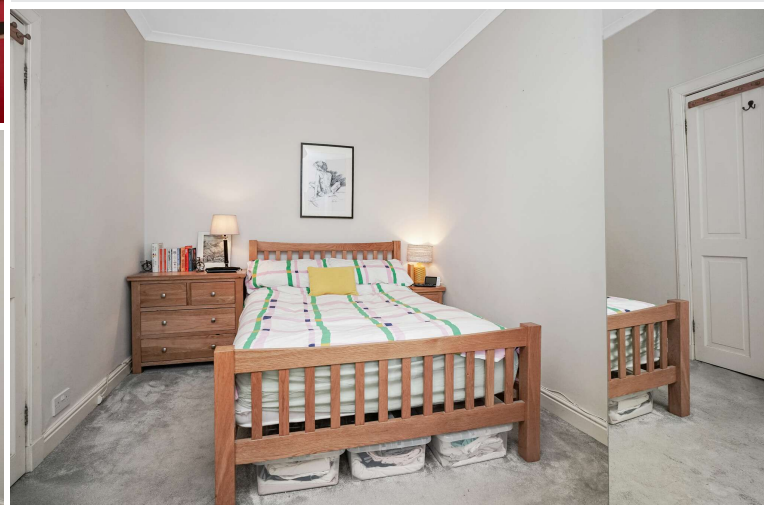
Council Tax: C , Energy Rating: C

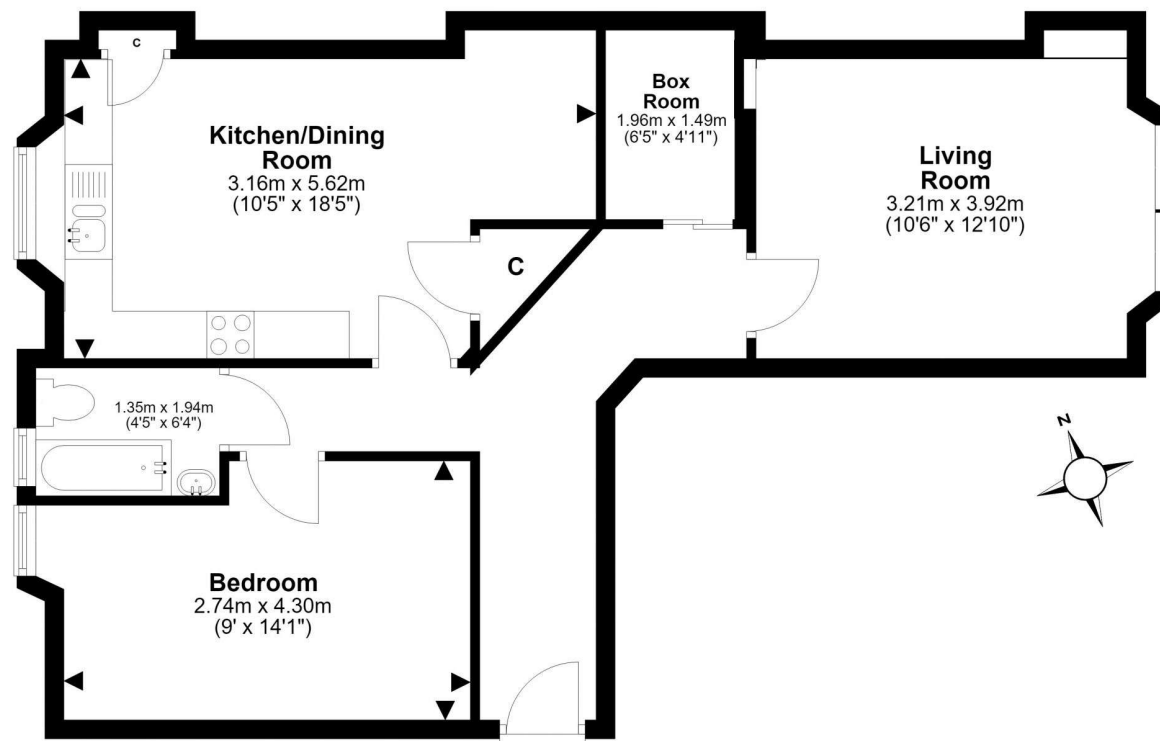
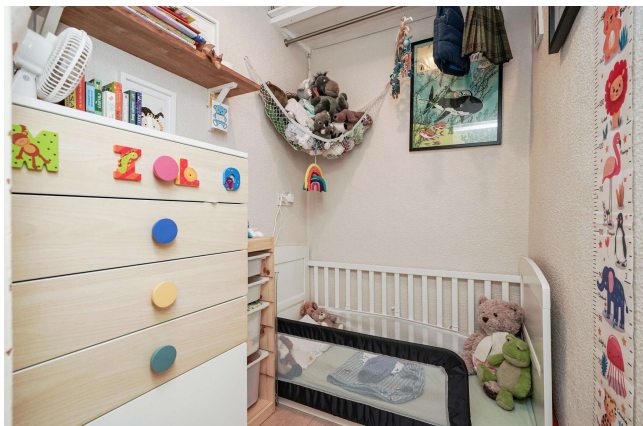
Extras: Fixtures and fittings (excluding living room ceiling light fixture), oven, hob, fridge, dishwasher, and fridge freezer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





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