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Offers Over  
**£240,000**

# 80/5 Temple Park Crescent

Polwarth | Edinburgh | EH11 1HZ

This impressive one-bedroom second floor flat is ideally situated within the sought-after Polwarth area, close to excellent local amenities and convenient transport links. Recently upgraded throughout, the property is presented in true move-in condition and will appeal to first-time buyers, professionals, and couples alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation opens with a welcoming entrance hallway, featuring fitted book shelving and overhead cupboards, providing both character and practical storage. The lounge/diner is a bright and spacious room, enjoying a lovely open outlook and offering an ideal setting for both relaxing and entertaining. The stylish kitchen is finished in smart neutral tones and fitted with a range of integrated white goods. It benefits from under-unit lighting, a charming window seat nook, and a good selection of storage and worktop space. The bedroom is a large double, offering ample room for freestanding furniture and flexible layouts, and further benefits from a walk-in wardrobe with fitted storage provisions. The sleek wet room is fully panelled and fitted with a rainfall shower, heated LED mirror, and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout, with recent upgrades to the kitchen, bathroom, flooring and boiler in 2023.

Extensive communal roof works were completed in December 2025, providing peace of mind that no major roof maintenance should be required for the foreseeable future.



## Gardens & Parking

Externally, the property benefits from well-maintained shared rear gardens for residents to enjoy, along with on-street permit and metered parking available for both residents and visitors.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

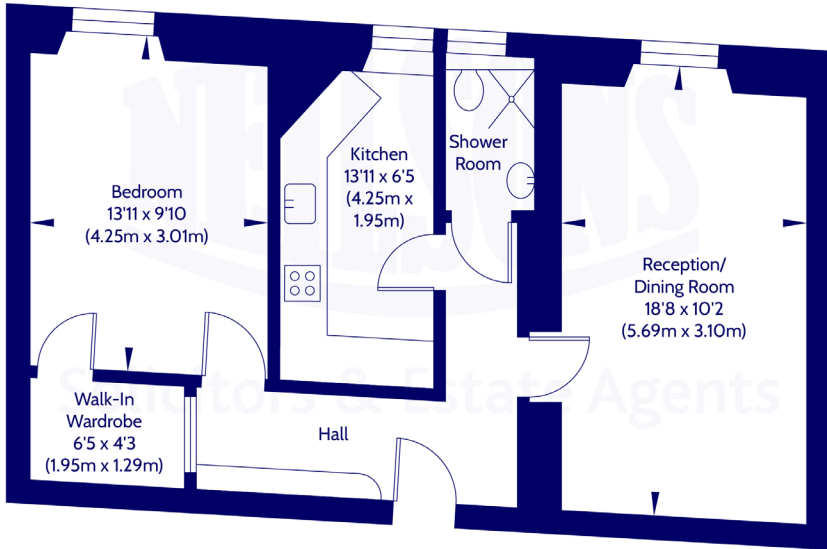
The property is located within the sought-after area of Polwarth, located approx. 2 miles south-west of the City Centre. Excellent amenities can be found a short drive from the property in Morningside, Gorgie and Chesser with day to day shopping requirements found close by. The Union Canal offers pleasant 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 54 Sq M / 586 Sq Ft.

## 2nd Floor



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.



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