



Flat 1F3, 92 Temple Park Crescent

POLWARTH, EDINBURGH, EH11 1HZ



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EPC

C



MURRAY
BEITH
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Property Summary

Forming part of a traditional tenement in Polwarth, this two-bedroom first-floor flat enjoys a highly convenient setting with a wide range of local amenities close at hand. Shops, cafés, supermarkets, and leisure facilities are all within easy reach, while nearby green spaces and canal-side walks add to the area's appeal. Excellent public transport and road links provide swift access to Edinburgh city centre, making it ideal for commuters. The property is well-suited to first-time buyers, professionals, or investors seeking a well-connected home in a popular and established residential location.

Extras

All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- First-floor flat in a traditional building
 - Secure phone entry system and communal stairwell
 - Entrance hall with storage
 - Southeast-facing living/dining room with press
 - Kitchen with fitted units
 - Spacious main bedroom with built-in storage
 - Versatile second bedroom
 - Modern shower room with a towel warmer
 - Thriving shared gardens
 - Zoned On-street Parking
 - Gas central heating and double glazing
 - Home Report value - £250,000
 - EPC Rating - C
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Two-bedroom first-floor flat

in a highly convenient setting





Spacious main bedroom
with built-in storage









Floorplan

