



80/7 Temple Park Crescent,
POLWARTH | EDINBURGH | EH11 1HZ


warners
solicitors & estate agents



80/7 Temple Park Crescent,

POLWARTH | EDINBURGH | EH11 1HZ

Boasting a prime position with views of the Union Canal and only a stone's throw from Harrison Park is this most appealing traditional top floor flat offering a beautifully presented, bright and spacious interior.

This lovely property is well worth viewing to appreciate all the features and would be ideal for a single person or couple looking to be in the heart of a highly sought after area with great amenities and transport links within easy reach.

Accommodation

- Sunny, twin window living/dining room, the focal point of which is the mantelpiece fitted with gas fire
- Kitchen fitted with a range of storage units, shelving and worktop space
- Two bedrooms, quietly situated to the rear of the building looking out across the shared garden to the Union Canal
- Bathroom with white suite, co-ordinating tiling and mixer shower
- Entrance hall with ceiling mounted clothes pulley
- Traditional period features including high ceilings, original press cupboards, and an abundance of natural light throughout

Features

- Great outlooks front and rear with views of the Pentlands and Union Canal
- Sanded flooring
- Stripped wood panelled doors
- Gas central heating and double glazing
- Security entry phone system into communal stair
- Well kept shared garden featuring a lawn and mature planted borders
- On street residents permit parking

Council Tax: C , Energy Rating: C

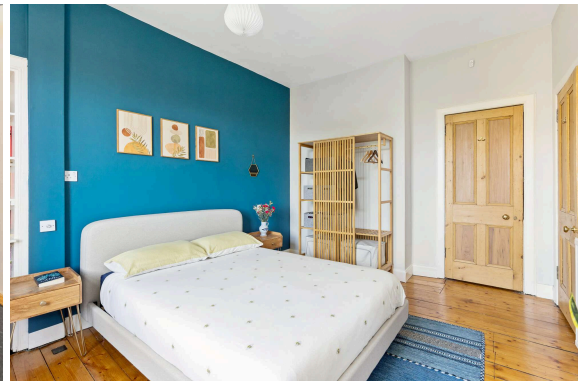
Payment for stair cleaning approx. £10 per month

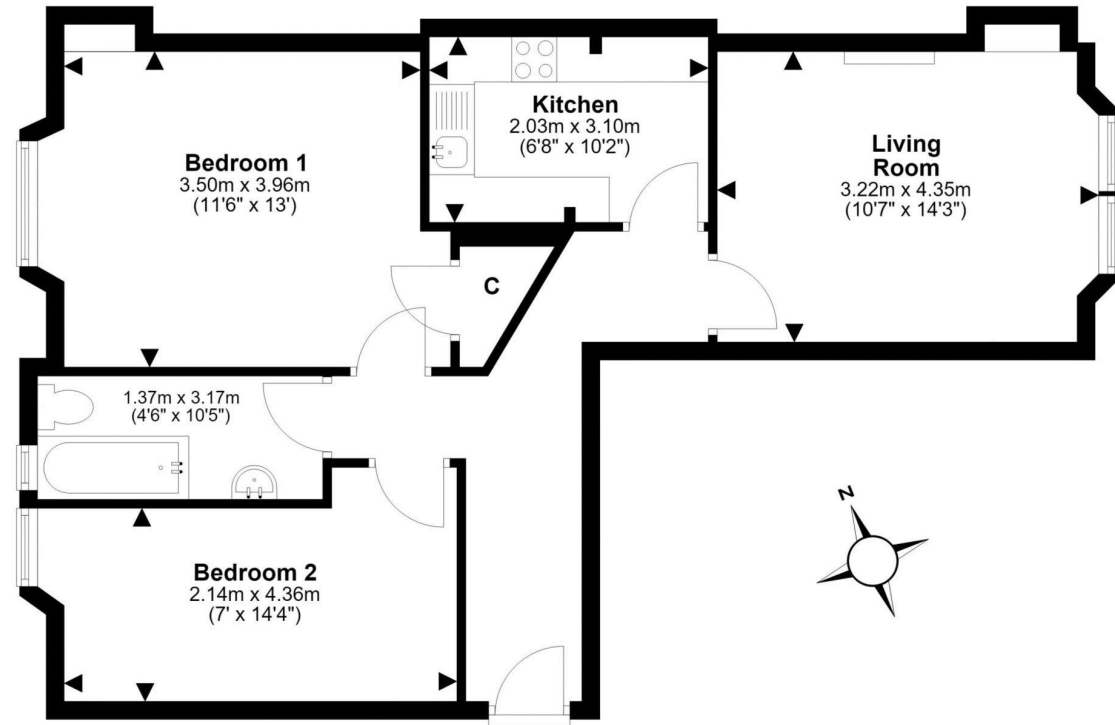
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, blinds, and integrated kitchen appliances.

Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets - Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.





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.