



Solicitors & Estate Agents



Offers Over
£240,000

62/8 Temple Park Crescent

Polwarth | Edinburgh | EH11 1HY

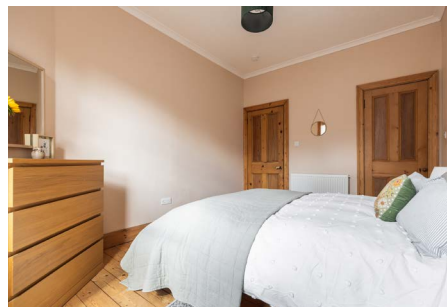
Neilsons are delighted to present this impressive one-bedroom top floor flat, forming part of a traditional tenement in the ever-popular Polwarth district of Edinburgh. Ideally positioned within easy reach of an excellent selection of local cafés, shops, supermarkets and leisure facilities, together with superb public transport links and pleasant walks along the nearby Union Canal, the property offers an exceptional opportunity for first-time buyers, professionals or couples. The flat is presented in true move-in condition with contemporary finishes and a stylish interior.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway featuring attractive hardwood flooring, which continues seamlessly into both the reception room and bedroom, creating a cohesive and elegant feel throughout the home. The bright and generously proportioned reception room enjoys a pleasant front-facing aspect and has been finished in a modern, neutral décor. Offering ample space for both lounge and dining furniture, the room also benefits from a charming dining alcove, shelved storage and a useful walk-in cupboard, providing excellent everyday practicality. The contemporary kitchen is fitted with modern wall and base units, complemented by tiled splashbacks and quality integrated appliances including an induction hob, electric oven and fridge freezer, creating a stylish and functional workspace. The spacious double bedroom is positioned to the front of the property and offers generous proportions along with the added luxury of a large walk-in wardrobe, providing superb storage and dressing space. Completing the accommodation is the beautifully appointed shower room, fitted with a modern white two-piece suite incorporating vanity storage and a fully tiled shower enclosure with a dual-headed thermostatic shower. A new gas combi boiler was fitted in March 2026. The property boasts an excellent view to the Pentland Hills.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents enjoy access to a well-maintained communal rear garden, providing an attractive outdoor space to relax. Zoned permit parking is available to the front of the property, with additional pay-and-display parking available nearby for visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Perfectly positioned in the highly sought-after neighbourhood of Polwarth, just south-west of Edinburgh's city centre, this property offers the ideal balance of city living and a vibrant local lifestyle.

Excellent transport links make commuting and exploring the city effortless, with regular bus services on Polwarth Terrace, Haymarket Station just a 15-minute walk away, and the picturesque Union Canal cycle path on the doorstep.

Everyday conveniences are within easy reach, with both Margiotta and Polwarth fine foods moments away, as well as a choice of larger supermarkets nearby. The popular districts of Bruntsfield and Morningside are reached within a 10-minute walk offering an excellent selection of independent cafés, stylish bars, restaurants and boutique shopping.

For those who enjoy the outdoors, both The Meadows and Harrison Park are within walking distance providing beautiful green spaces for running, walking, picnics and relaxing.

Polwarth combines a welcoming community atmosphere, excellent local amenities and easy access to the city centre or local Universities. It is a perfect location for professionals, first-time buyers and those seeking a contemporary Edinburgh lifestyle.





Approx. Gross Internal Floor Area 56 Sq M / 604 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

