



62/7 Temple Park Crescent  
POLWARTH | EDINBURGH | EH11 1HY

  
**warners**  
solicitors & estate agents



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Nestled in the heart of sought-after Polwarth, moments from excellent amenities, quick transport links, vast open green spaces and scenic walks along the canal is this spacious double upper apartment. Boasting panoramic skyline views, a well-kept communal garden, gas central heating and double glazing the property would make an ideal buy in a tranquil yet well-connected location. Within the catchment for some of the city's best primary and secondary schools this property would make an ideal family, professional or investment purchase.

Set in a handsome traditional tenement the property comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace, a contemporary dining kitchen with generous dining space and attractive units, a stylish shower room and downstairs is completed by a large double bedroom. Following up a carpeted staircase the upper level enjoys three further well-proportioned double bedrooms with Velux windows and the flat is completed by a further shower room.

- Spacious double upper flat in the heart of Polwarth
- Scenic views and a well-kept communal garden
- Set along the banks of the canal
- Bright twin windowed lounge
- Contemporary dining kitchen
- Four double bedrooms
- Two stylish shower rooms.

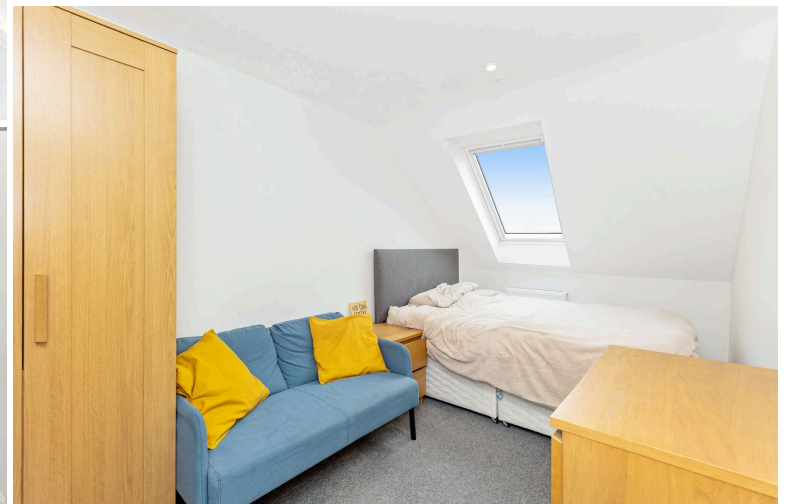
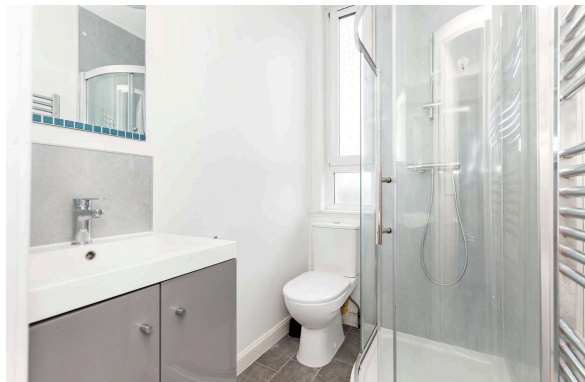
Energy Rating C. Council Tax D.

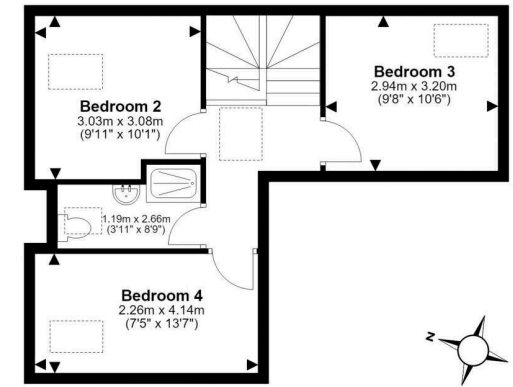
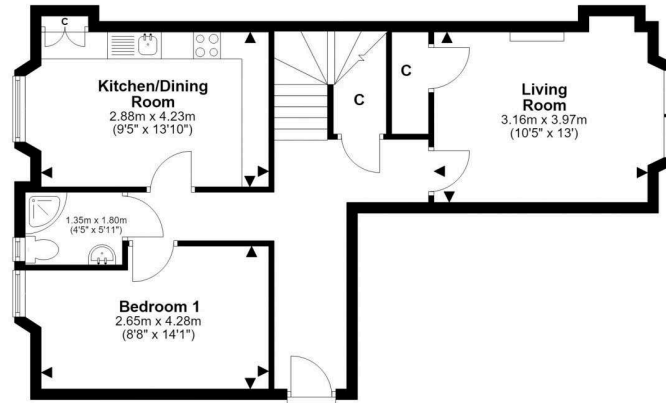
All fittings, fixtures, integrated kitchen appliances and furniture will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 a local convenience store, and a local pharmacy, and a fantastic selection of cafés and restaurants.. 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 and the property is conveniently placed for local nursery and primary schooling. 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.