



## POLWARTH, 80/7 TEMPLE PARK CRESCENT EDINBURGH, EH11 1HZ

OFFERS OVER  
£220,000

We are delighted to bring to market this charming third floor Victorian flat, forming part of a stone built tenement flat, located in the ever popular area of Polwarth. The home boasts the traditional period features such as high ceilings, press cupboards and a mantelpiece in the sitting room. It is tastefully decorated in a soothing, attractive contemporary palate, filled with plenty of natural light from both sides. The property benefits from double glazing and gas central heating. There is a shared garden to the rear.

### ACCOMODATION

Hall, sitting room, kitchen, two double bedrooms, bathroom and shared garden.

### VIEWING

Please refer to our website for the most up to date viewing times.  
Alternatively, please contact Purdie & Co on 0131 346 7240 or email [property@purdiesolicitors.co.uk](mailto:property@purdiesolicitors.co.uk)



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Temple Park Crescent is located in the charming area of Polwarth. There is a good supply of local shops, restaurants and cafes within a short walking distance of the property. Additional shopping facilities can be found in nearby Bruntsfield (Tesco), Colinton Mains (Tesco) and Morningside (Waitrose). The Fountain Park complex is close at hand and not only has a number of bars and restaurants, but also a health club, bowling alley and a multi-screen cinema complex. Leisure pursuits are well catered for with Merchiston Tennis and Bowling club nearby. Harrison Park and the Union Canal (and walk ways along it) are also close by. There are both private and public

schools in the area including George Watson's College and Rudolf Steiner. The city centre is within walking distance, whilst a regular bus service connects to the city centre and surrounding areas. Access to the city by-pass is straightforward, which in turn leads onto the A1, M8, M9 and Forth Road Bridge.

The property is accessed via a shared entrance and is located on third floor. The front door opens on to an entrance hall with doors to all rooms.





The South facing sitting room is warm and welcoming with two UPVC double glazed windows providing an attractive outlook. The timber mantelpiece (with tiled insert and hearth) and open flame gas fire provide a delightful focal point to the room. The room has space for a small dining area and there is a handy open, shelved press cupboard in the corner of the room.

The internal kitchen has a series of base mounted units with a range of fitted appliances, including a gas hob, oven, extractor hood and a fridge/freezer. Ceramic tiling forms the splashback surrounding the roll top worksurface. Additional shelving has been fitted for extra storage space.

The master bedroom is a lovely calming blue colour, with an outlook to the rear of the property. There are stripped, sanded and varnished floors and a central pendant light. There is additional storage in with a shelved, open press cupboard and a storage cupboard in the corner.

The second bedroom also looks to the rear of the building with space for a double bed and attractive wood floors.

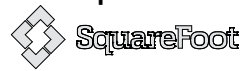
The bathroom has a white suite which comprises; bath (with shower over), wash hand basin and WC. Ceramic tiling surrounds the bath and wash hand basin with blue floor tiles. All fitted carpets and flooring will be included in the sale. Some additional items may be available by separate negotiation.







**Flat 7**  
**80 Temple Park Crescent, EH11 1HZ**



Approx. Gross Internal Area  
646 Sq Ft - 60.01 Sq M  
For identification only. Not to scale.  
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