

37/3 Temple Park Crescent

POLWARTH, EDINBURGH, EH11 1JE



*SPACIOUS ONE-BEDROOM FLAT IN
EDINBURGH'S POPULAR AREA OF POLWARTH*



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McEwan Fraser Legal
is delighted to present
this spacious one-
bedroom property
set in the popular
area of Polwarth near
Edinburgh city centre.

Inside, the property
comprises a spacious
living area which
boasts original wooden
floors, large double-
glazed windows and
offers an array of
possibilities for furniture
configurations.





There is a fully equipped kitchen fitted with a gas hob, fan oven and free-standing white goods appliances as well as a generous pantry cupboard.







There is one main double bedroom which has large wardrobes and ample space for more free-standing furniture.

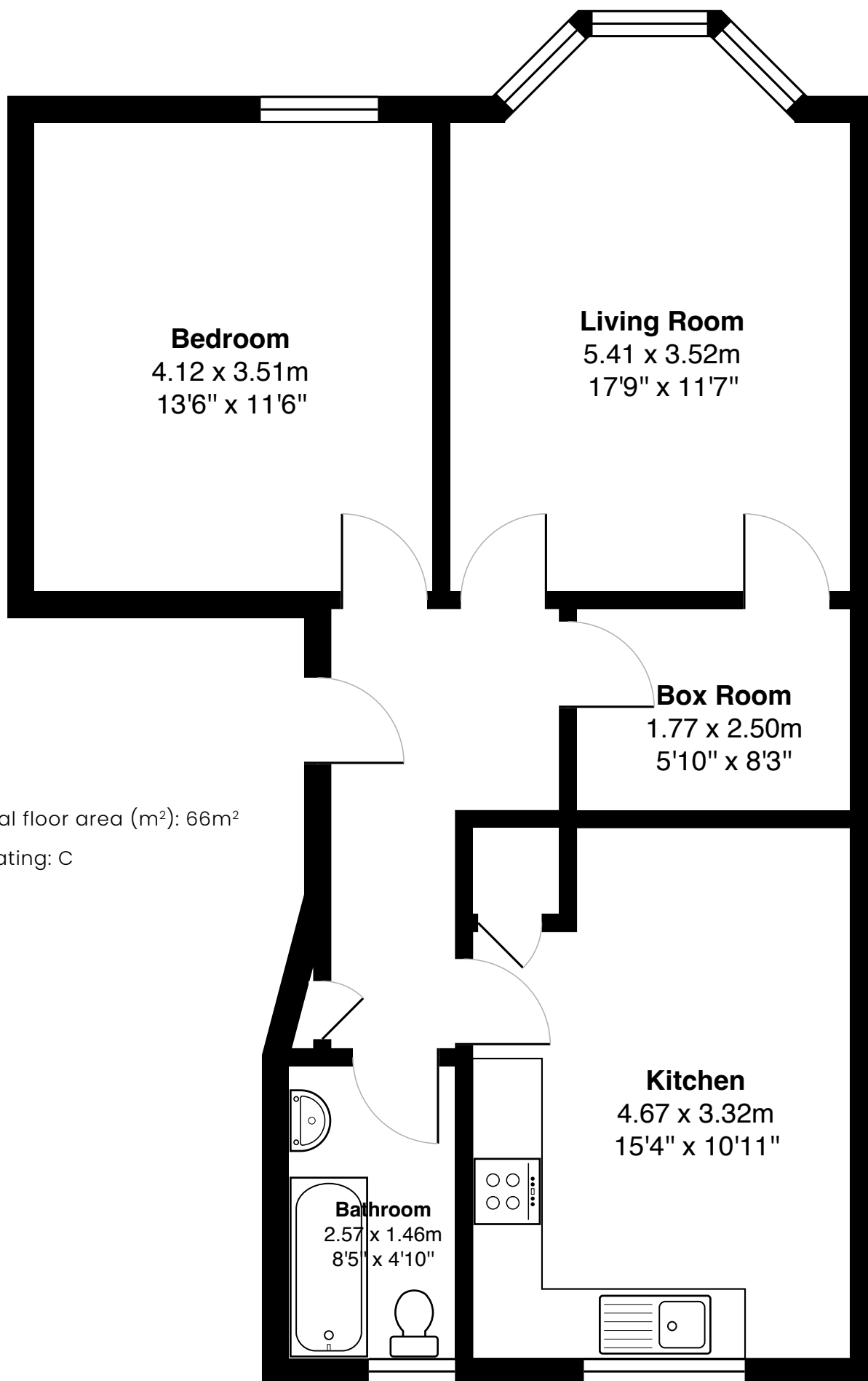




The property has a three-piece bathroom suite with a shower fitted over the bath and is partially tiled whilst making the most of the space on offer.







Internal floor area (m²): 66m²

EPC Rating: C



In addition to this, the property includes on-street residents' permit parking, double-glazed windows and gas central heating, making this a cosy, cost-effective home, year-round. Ideal for a first-time buyer or buy-to-let investor.



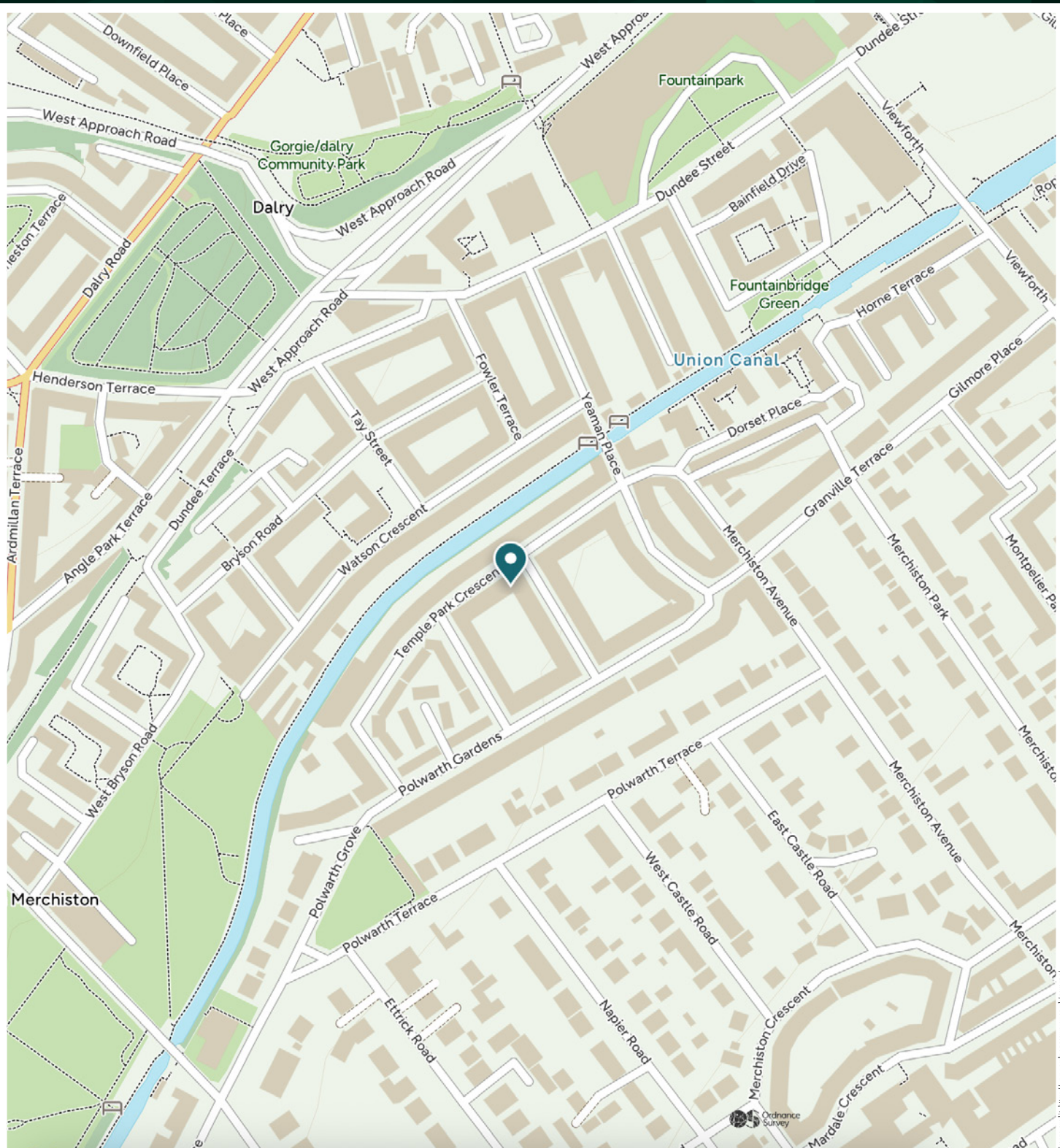


Nestled in south-west Edinburgh, Polwarth is a highly sought-after residential area that masterfully blends peaceful living with vibrant city life. It is renowned for its attractive period homes, leafy streets, and scenic canal walks, creating an appealing environment for professionals, families, and students.

The neighbourhood boasts an excellent selection of independent cafés, bars, and eateries, with Bruntsfield and Morningside nearby for further boutique shopping and dining. The leisure complex at Fountain Park, with its cinema and gym, is also just a short walk away.

Ideal for families, Polwarth is within easy reach of several well-regarded schools, including the leading George Watson's College. Transport links are superb, with frequent buses and Haymarket Station providing swift access to the city centre and beyond. The Union Canal offers a picturesque route for walking and cycling directly into Edinburgh's heart. With its strong community spirit, excellent amenities, and ideal proximity to both urban and green spaces, Polwarth presents an outstanding lifestyle in one of Edinburgh's most desirable locations.

The Location



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Text and description
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