

# 68/8 Temple Park Crescent

POLWARTH, EDINBURGH, EH11 1HY



*STYLISH ONE BEDROOM FLAT IN WALK-IN CONDITION  
ON SOUGHT-AFTER TEMPLE PARK CRESCENT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Stylish one-bedroom flat in walk-in condition on sought-after Temple Park Crescent; the perfect first-time buy or investment.

Step into the bright and spacious hallway, where striking herringbone flooring immediately sets a contemporary tone. To the right, the generously sized living room is flooded with natural light and provides ample space for both a full living suite and a dining table.











Just off the living room, the modern kitchen continues the stylish herringbone flooring and is well-appointed with a gas hob, oven, fridge, and plentiful countertop and cupboard space.





Further along the hall is the large double bedroom, comfortably accommodating a free-standing wardrobe and additional furniture, making it a calm and restful retreat.

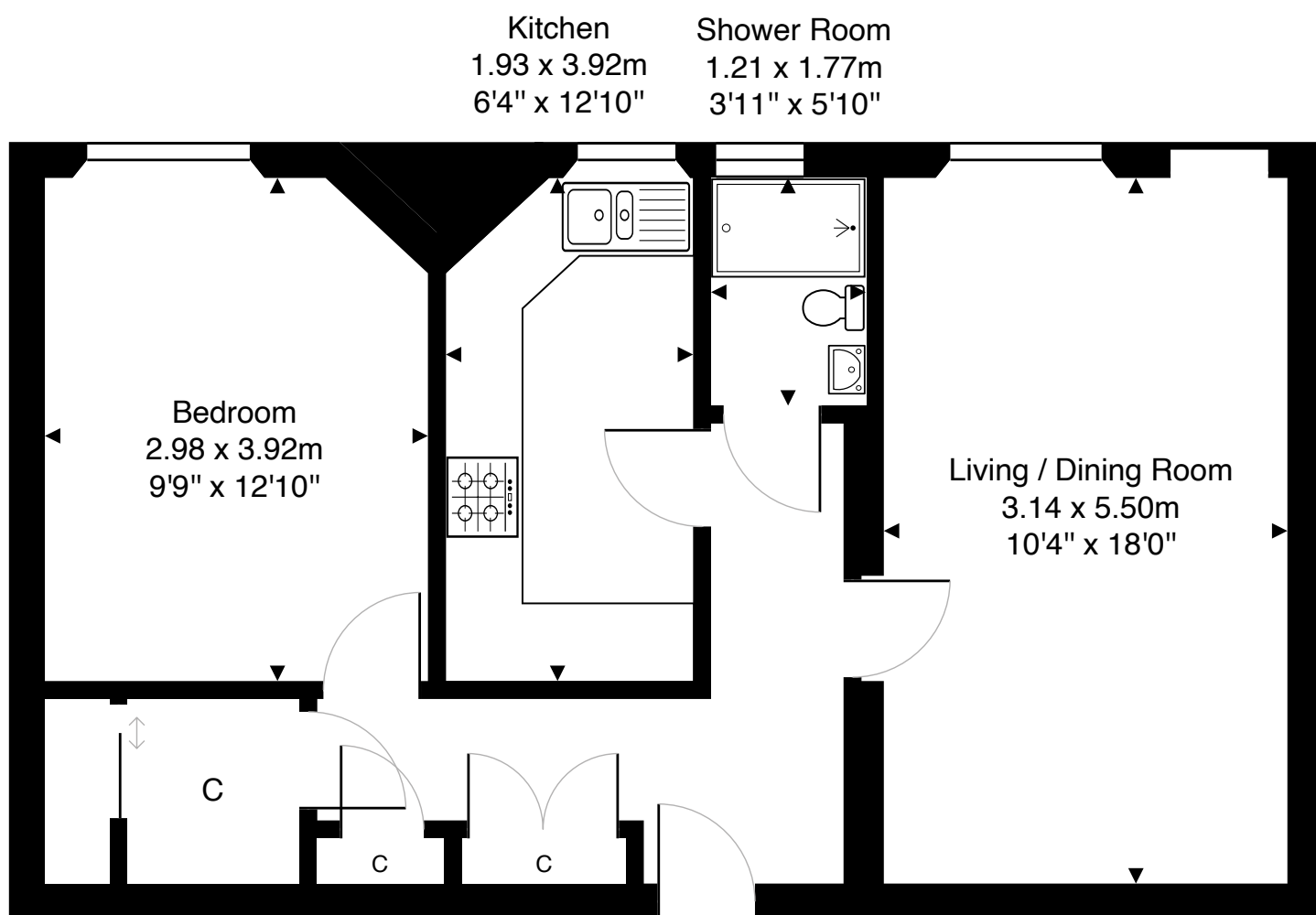






Completing the accommodation is a sleek, modern bathroom fitted with a three-piece suite, including a walk-in shower and elegant finishes throughout.





Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>

EPC Rating: C





Externally, the property enjoys access to a well-maintained communal garden and benefits from on-street parking. A superb location close to the Union Canal, Bruntsfield, and excellent transport links to the city centre. This is a home not to be missed.







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Just three miles southwest of Edinburgh's city centre, Polwarth offers an ideal residential setting with excellent amenities. The area boasts charming specialty shops, stylish bars, and diverse restaurants, catering to all tastes. Families benefit from outstanding schools, including Bruntsfield Primary, St. Cuthbert's RC Primary, Boroughmuir High, and St. Augustine's RC High. Top private schools like George Watson's and George Heriot's are nearby, along with Napier, Edinburgh, and Heriot-Watt Universities.

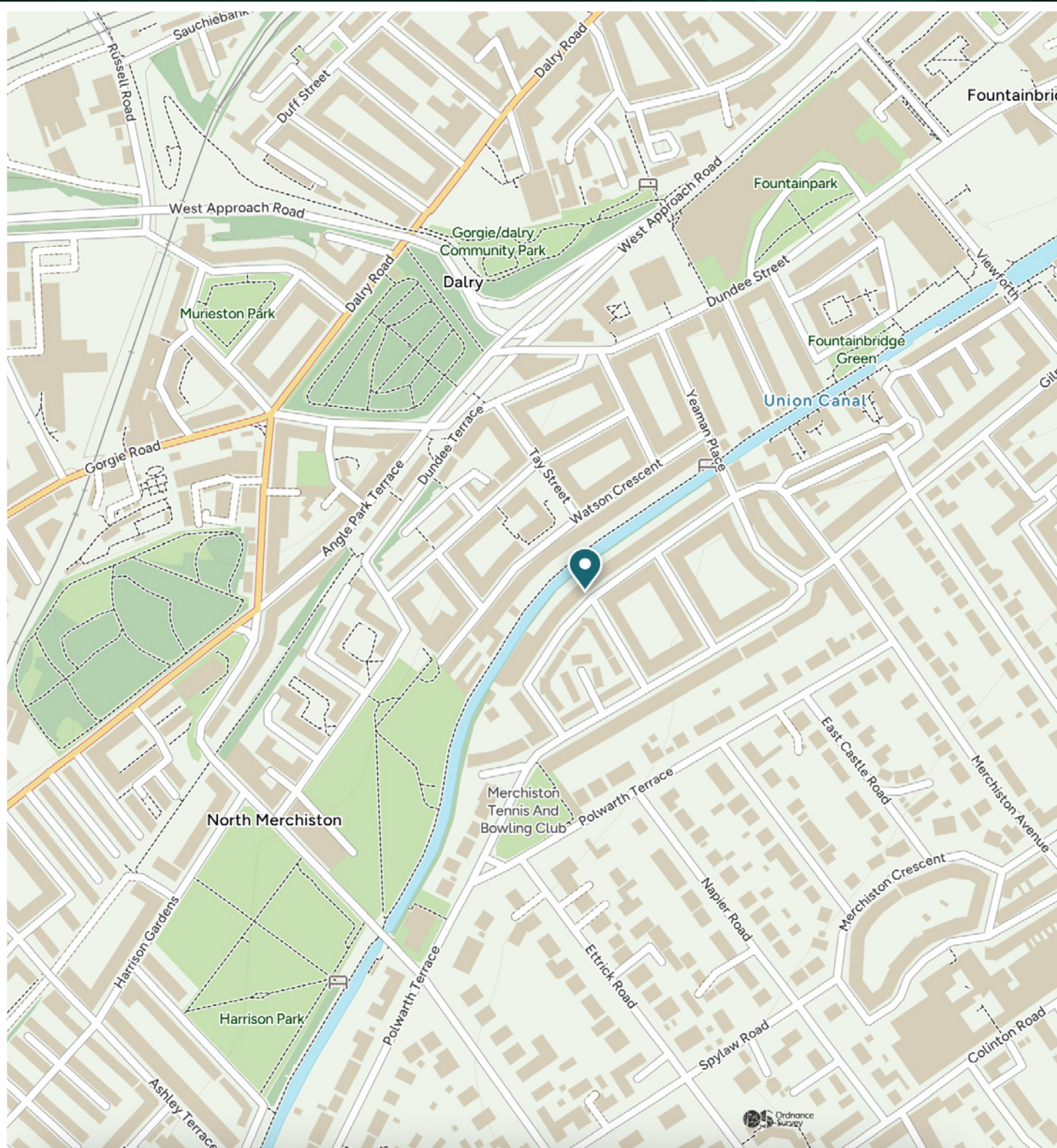
For recreation, Harrison Park, Bruntsfield Links, and The Meadows provide green spaces, tennis courts, and play areas. The Union Canal offers scenic walks and cycling routes, connecting to Edinburgh Quay.

Commuting is easy, with quick bus or car access to the city centre, hospitals, and the City Bypass. Haymarket Station is conveniently reached via a pedestrian underpass near Dundee Street. With its blend of convenience, top schools, and leisure options, Polwarth is a highly desirable place to live.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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