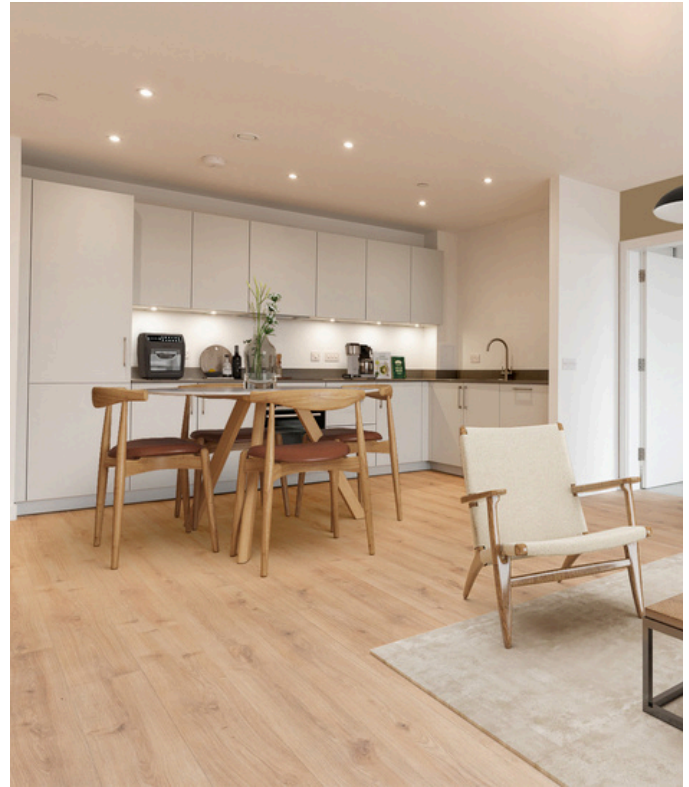


Flat 8, 100 Temple Park Crescent, Edinburgh, EH11 1FP

This is urban living at its finest.
A 2 bedroom, 2 bathroom apartment in the heart of Polwarth, with a great distribution of space and added extras not typical of new build flats. Situated on the second floor with great views immediately of the canal and thereafter of the Edinburgh skyline, including the Castle.





The open plan living and kitchen is well designed with practical needs and style both taken into account. Double glazed sliding doors lead to the balcony which is a great spot to watch the world go by. Separately there is a utility room with ample space for a washing machine and dryer.

Having tranquil residential charm as well as the convenience of city living.

- High quality kitchen & bathrooms
- Peaceful canal side location
- Close to parks, restaurants, shops & amenities
- Amazing views of Edinburgh skyline
- Shared garden running alongside the canal
- Balcony
- 2 Double Bedrooms
- 2 Bathrooms
- Utility Room

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Illustration for identification purposes only, measurements are approximate, not to scale

**To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com**