



38 (2F1) Fowler Terrace
Polwarth, Edinburgh, EH11 1DA



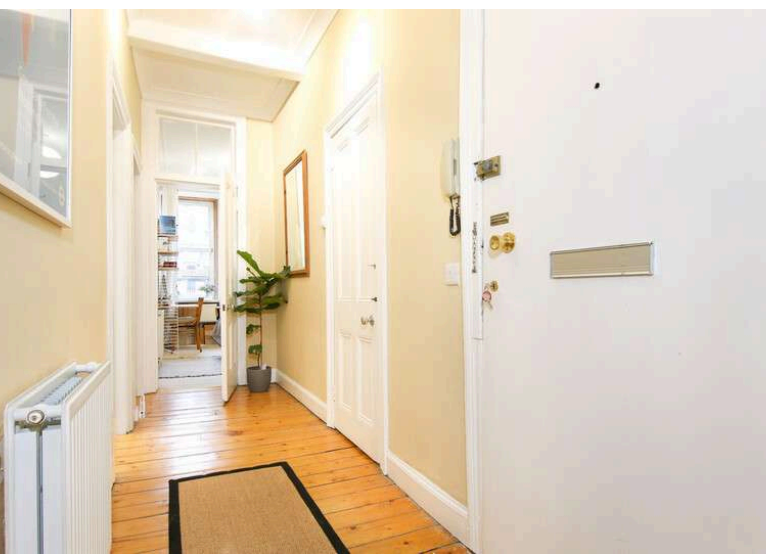
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38 (2F1) Fowler Terrace

We are delighted to be able to offer for sale this stylish, well proportioned yet easily manageable second floor flat which forms part of a handsome traditional tenement in the popular Polwarth district, just to the south-west of the city centre.

- Handsome second floor flat in traditional tenement
- Welcoming hallway w/storage
- Living room w/ feature fireplace
- Well-appointed kitchen
- Double bedroom w/ built-in storage
- Second double bedroom
- Three-piece bathroom
- Generous storage/cupboard space
- Gas central heating & double glazing
- Shared garden
- Residents permit parking



Home Report: £265,000

EPC Rating: C

The flat is entered off a well-kept common stairway with security entryphone system and has flexible accommodation comprising reception hall, sunny living room with feature fireplace, fitted kitchen, two double bedrooms and bathroom with shower over bath.

Gas central heating with a combination boiler has been installed and this, along with good quality tilt and double glazed window units, should help ensure a warm yet cost-effective home.

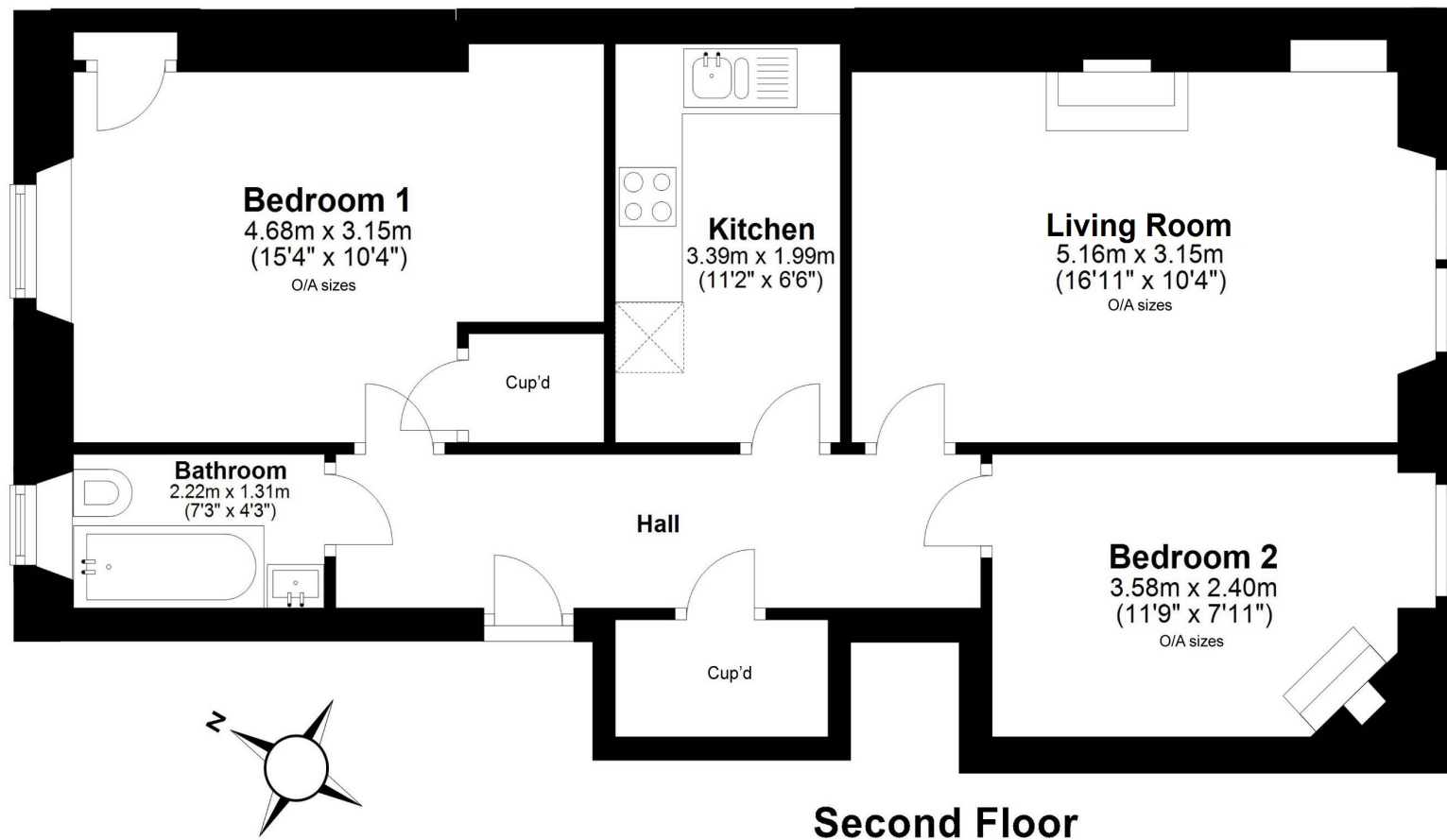
There is an area of shared garden ground to the rear of the building and residents permit parking on Fowler Terrace and in the adjacent streets.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras: All fitted floor coverings and fitted carpets; light fixtures; wardrobes; bathroom wall vanity unit; fridge/freezer; washing machine; and some curtains are included in the sale



Polwarth enjoys a tranquil setting close to the Union Canal, yet conveniently situated just three miles south-west of the city centre. The district offers shops, bars and bistros, and is within walking distance of Fountainpark, with its cinema, gym, restaurants and other family entertainment. Polwarth is ideally situated for those attending Edinburgh and Napier universities, and for professionals connected to the financial district and city hospitals. Polwarth is well-connected with cycle paths and regular buses, and Haymarket train station is a short walk away. There is also quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.



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