

COULTERS[©]

25 (3F2) FOWLER TERRACE

POLWARTH, EDINBURGH, EH11 1DB

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Quietly situated in the popular residential area of Polwarth, minutes from Harrison Park and The Union Canal, this is an appealing apartment for first time buyers and investors.

Situated on the top floor of a Victorian tenement, this well-presented flat has been expertly modified to create clever storage and home working solutions that maximise the space within the home. There is a well-proportioned living room and a modern kitchen (fitted just a year ago) with sleek handleless, white units, stainless steel backsplash and oak veneer worktops. The double bedroom has two bespoke solid oak, mirrored wardrobes, one having false drawer fronts that conceal a desk and home working area. A partially tiled, contemporary bathroom suite is located off the hall as is a utility area that holds the washing machine, boiler and access to the loft. The flat benefits from double glazed windows fitted with louvered shutters and gas central heating.

KEY FEATURES



Top floor flat in traditional tenement



Double bedroom with built-in office space



Shared gardens to the rear



Permit parking available



Close to Harrison Park and Union Canal



Shops, restaurants & leisure facilities on the doorstep



Externally, the flat has access to a shared rear garden and there is permit as well as pay and display parking available on the both Fowler Terrace and the surrounding streets.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation.



THE LOCAL AREA

A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a five minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach. The neighbouring districts of Bruntsfield and Dalry offer an array of stylish eateries, bars, and retailers. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Gorgie. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus. Haymarket Train Station is only a fifteen-minute walk and offers bus/tram links to Edinburgh International Airport and into Edinburgh City Centre. Regular buses operate to and from the City Centre and surrounding areas.

GET IN TOUCH



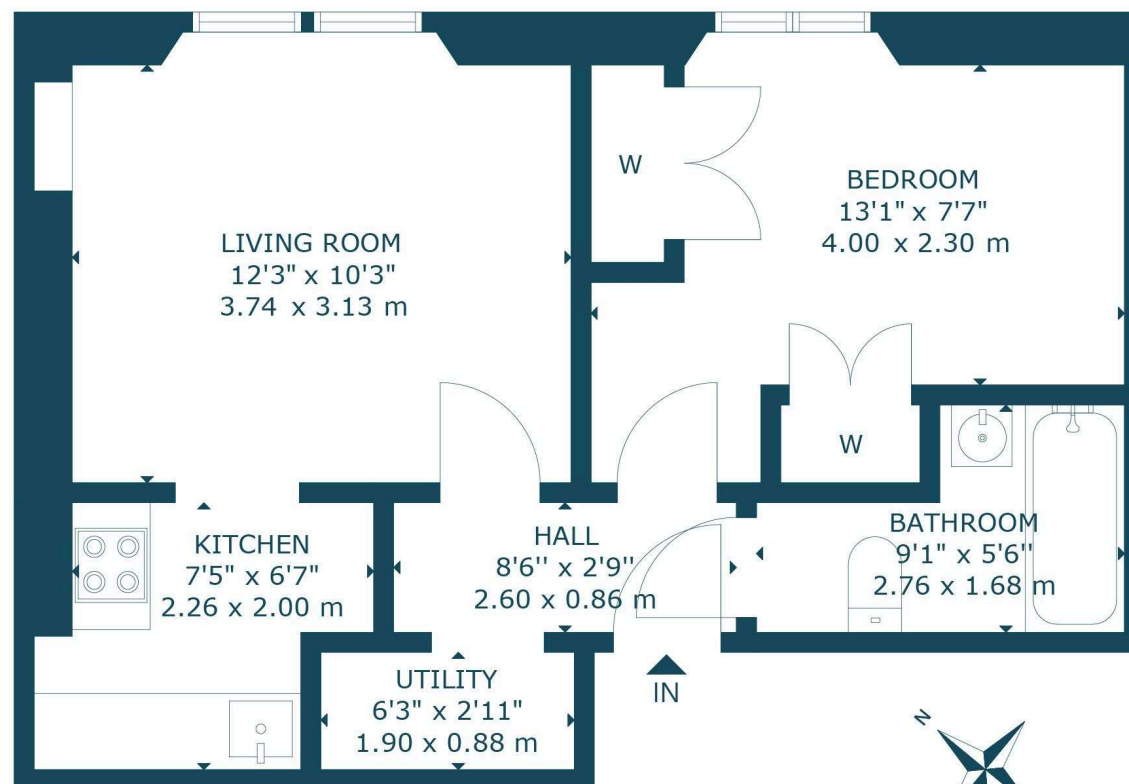
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THIRD FLOOR

25 (3F2) FOWLER TERRACE, POLWARTH, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 441 SQ FT / 41 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.