



GILSON GRAY

LAW • PROPERTY • FINANCE

13/5 (2F1) FOWLER TERRACE

Polwarth, Edinburgh, EH11 1DD



Situated on the second floor of a traditional tenement building in Polwarth, this one-bedroom flat is well-presented with attractive, mostly modern interiors, tasteful décor, and period features. It is sure to appeal to first-time buyers, professionals, couples, and rental investors alike, and it lies enviably close to excellent amenities such as shops, leisure and entertainment venues at Fountain Park, regular transport links across the city, and scenic open spaces, including Harrison Park and the Union canal. Extras: Integrated kitchen appliances comprising an oven and hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Traditional second-floor flat in Polwarth
- Well-presented, attractive interiors
- Secure shared entrance and stairwell
- Entrance hall with storage
- Spacious, southwest-facing living room with two Edinburgh presses
- Adjoining fitted kitchen
- Generous double bedroom with built-in storage and elegant corning
- Contemporary shower room
- Stylish, separate two-piece WC
- Access to a shared garden
- Controlled on-street parking (Zone S4)







"THEIS ONE-BEDROOM FLAT
IS PRESENTED WITH
ATTRACTIVE INTERIORS AND
LOVELY PERIOD FEATURES."





EPC RATING:



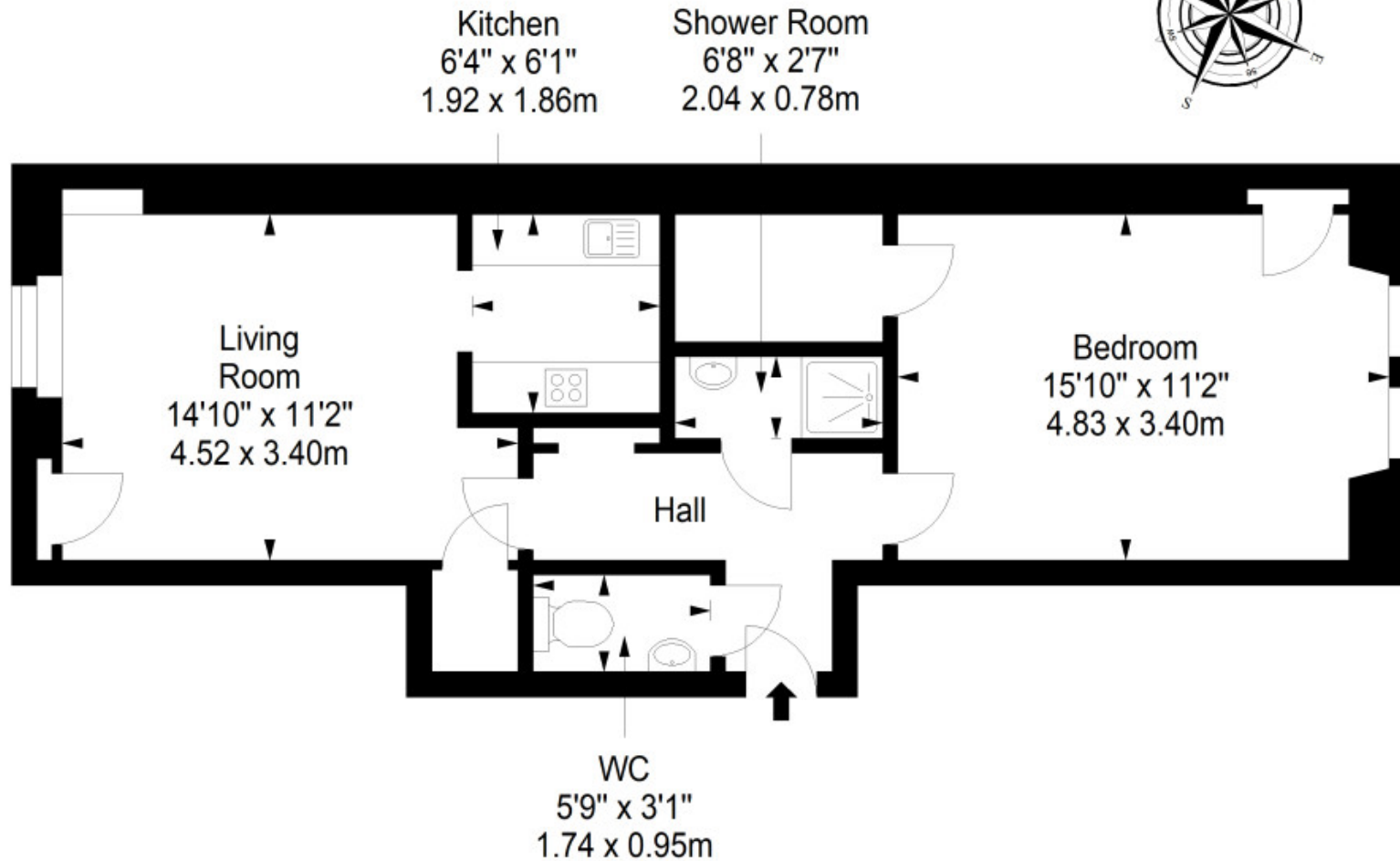
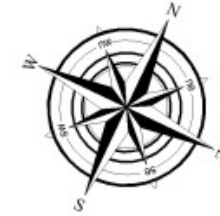
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 49.5 sq. metres (532.8 sq. feet)



GILSONGRAY.CO.UK

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29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

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EAST LOTHIAN

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01620 893 481



DUNDEE

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BORDERS

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