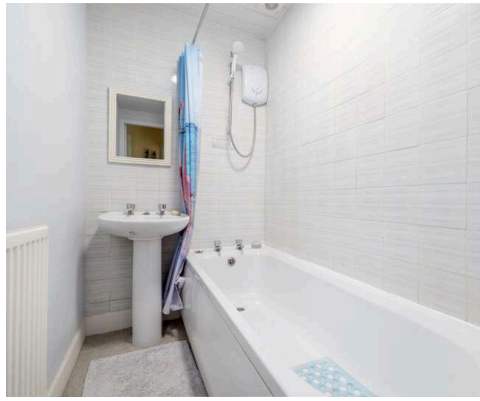


POLWARTH  
20 1F3 FOWLER TERRACE  
EH11 1BZ



EPC RATING: C

OFFERS OVER £210,000



## SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT IN POPULAR POLWARTH - IN CATCHMENT FOR TOP RANKING SCHOOLS

This large property would make an ideal home for young professionals, first time buyers, sharers, investors or a young family, being in the catchment for the well renowned Bruntsfield Primary & Boroughmuir High Schools. It is perfectly livable but would now benefit from updating to turn it into a modern home. With great local amenities nearby and access to lots of open spaces, together with frequent bus services into & out of town, the lifestyle is very appealing with this well positioned apartment.

### VIEWING

Sun 2-4pm or pls call 01314466850

### PROPERTY DESCRIPTION

- 'L' shaped hallway
- Spacious sitting/dining room with twin windows facing West to the front making it nice & bright, with Edinburgh press & fire surround
- Galley kitchen with range of fitted units, appliances & a fold up table
- Two good sized double bedrooms both quietly positioned to the rear overlooking the communal garden
- Bathroom with bath with electric shower over, sink & handy cupboard
- Separate cloakroom with wc & sink
- Gas central heating from an Ideal combi boiler located in a bedroom cupboard
- Double glazed windows in stripped wood surrounds
- Numerous period features including cornicing, dado rails & panel doors
- Communal rear garden
- Residents' permit parking in the street

### AREA

Polwarth is a well regarded residential area to the south of the city centre, popular with families and young professionals. The area has a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta, bank & post office. There are also good a range of coffee shops, bars & restaurants in the local vicinity. Wider shopping is available in nearby Bruntsfield and Morningside. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex & Craiglockhart Leisure Centre. Tollcross, the West End and the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great walks and outside spaces. There is secure on-street bike storage (for hire) and a car sharing hire location in the area. The flat is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High Schools. Numerous bus services are available from the main roads and there is easy access out to the city bypass and the motorway network

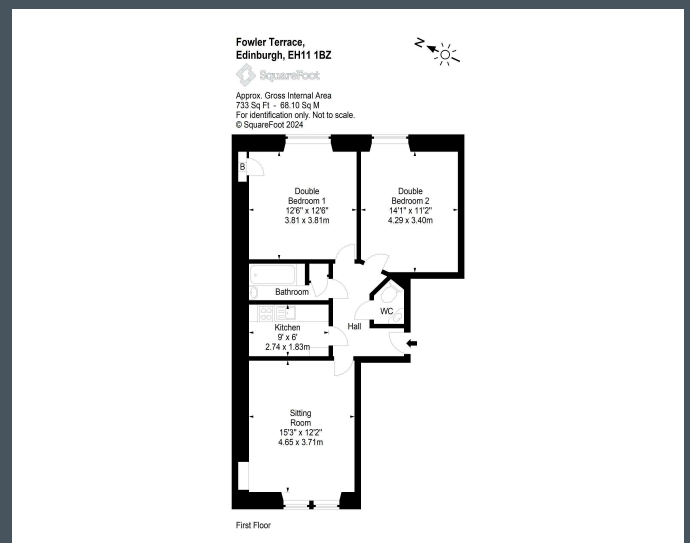
### EXTRAS

The blinds/curtains, light fittings, freestanding cooker and fridge freezer are included in the sale but warranty is excluded.

### HOME REPORT VALUATION

£225,000

Sitting/dining room	15'3 x 12'2 (4.66 x 3.71m)
Kitchen	9' x 6' (2.74 x 1.83m)
Bedroom 1	12'6 x 12'6 (3.81 x 3.81m)
Bedroom 2	14'1 x 11'2 (4.29 x 3.40m)



### Contact:

205 Morningside Road Edinburgh EH10 4QP  
T • 0131 446 6850 E • info@jardinephillips.com  
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

