



Deans Properties

Deans Solicitors and Estate Agents LLP



1F1, 25 Fowler Terrace
Polwarth, EH11 1DB



FIRST FLOOR FLAT

- Living Room/Dining Room/Kitchen
- Double Bedroom
- Shower Room & Separate W.C
- Shared Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



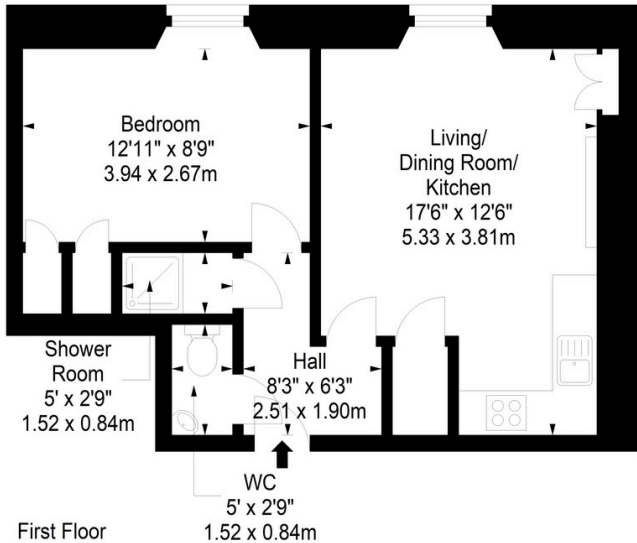
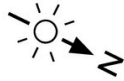
This bright first floor flat forms part of a traditional tenement in a highly sought-after location in Polwarth, close to excellent local amenities, a range of leisure facilities and restaurants at nearby Fountain Park and highly regarded schooling. There are convenient public transport links to the city centre and surrounding areas. The accommodation comprises; comfortable, open-plan living/dining/kitchen, generous double bedroom with built-in wardrobes, shower room and separate W.C. There is a shared garden to the rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



**Fowler Terrace,
Edinburgh,
Midlothian, EH11 1DB**



Approx. Gross Internal Area
429 Sq Ft - 39.85 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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