



30/7 Fowler Terrace
Polwarth, EH11 1DA

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- W.C.
- Bathroom
- Communal Rear
- Residents Permit Parking
- Double Glazing & High Heat Rentation
- Storage Heaters
- EPC Rating – C



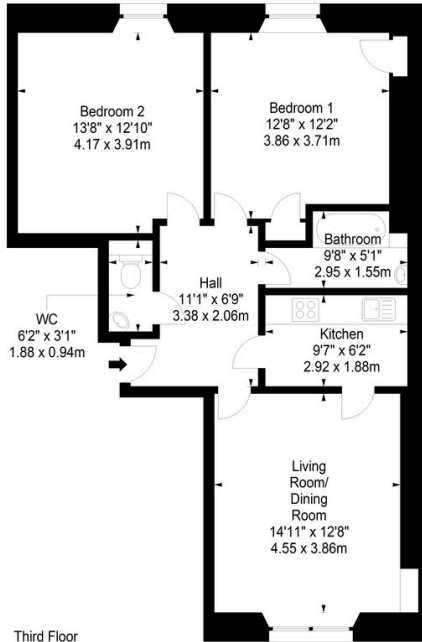
Forming part of a traditional tenement this well-presented third floor flat is situated in the highly desirable location of Polwarth, close to a wide range of local amenities and restaurants at nearby Fountain Park and highly regarded schooling. There are convenient public transport links to the city centre and surrounding areas. The accommodation comprises; a welcoming hallway, bright, spacious living room, separate stylish kitchen, two good-sized double bedrooms, W.C. and bathroom. Externally there is a well-maintained garden to the rear and there is a resident-permit parking. The property has double glazing and dimplex quantum RF high heat retention storage heaters with smart zone control via control hub. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. Other items may be able by separate negotiation. All appliances are sold as seen with no warranty provided.



Fowler Terrace,
Edinburgh,
Midlothian, EH11 1DA



Approx. Gross Internal Area
73 Sq M - 785.79 Sq Ft
For Identification Only. Not To Scale
Squarefoot 2025



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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