

**14/7 Fowler Terrace  
Edinburgh EH11 1BZ**

**Offers Over £270,000**

- Living/dining room featuring ornate corning
- Stylish kitchen fitted with a range of floor and wall mounted units, induction hob and white goods included
- Two double bedrooms with master featuring fitted wardrobes
- Shower room
- Toilet
- Gas central heating and double glazing
- Communal Garden
- Residents permit parking



## Flat

Blair Cadell are delighted to bring to market this immaculate two-bed tenement flat in the heart of Polwarth. With superb local amenities and access to the city centre, the property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large living room featuring beautiful ornate cornicing and a gas fireplace with original tiling surrounding it. A stylish kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods which are included in the sale. There are two generous double bedrooms with the master featuring large fitted wardrobes offering plenty of useful storage space. A shower room fitted with an electric walk in shower, vanity unit and de-misting mirror and then in the hallway there is a W.C. The property benefits from gas central heating and double glazing throughout, communal garden to the rear of the property and residents permit parking.

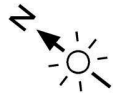
Fowler Terrace is a 13 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the city centre which can be easily accessed via a frequent public transport service that runs close by. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network. Locally there are a large variety of shopping facilities including a Sainsbury's Local, Aldi, Lidl, Tesco and Waitrose and the Edinburgh West Retail Park. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex and a wide variety of popular bars, cafes and restaurants.

**Viewing by appointment Tel 073412 58406 or 0131 337 1800**

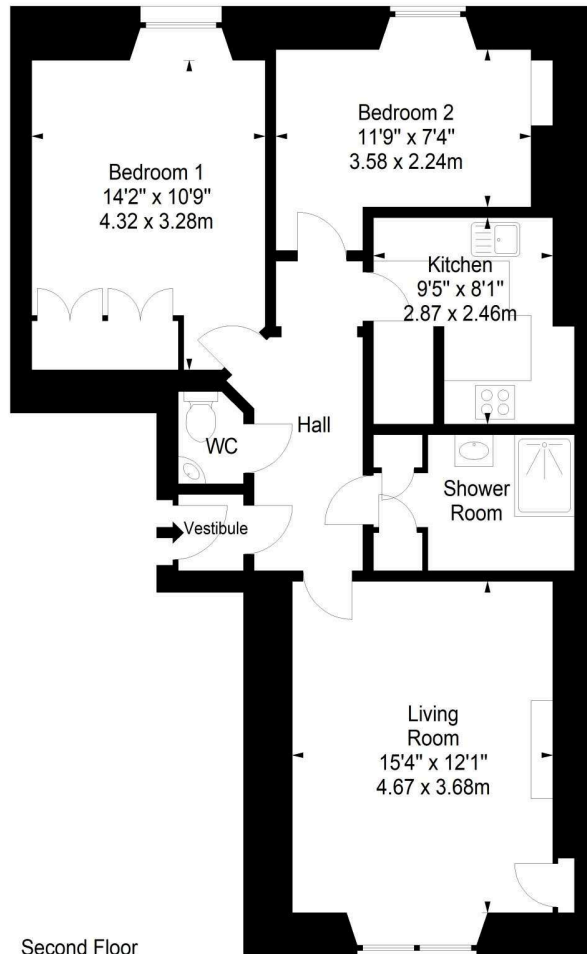




Fowler Terrace,  
Edinburgh,  
Midlothian, EH11 1BZ



Approx. Gross Internal Area  
737 Sq Ft - 68.47 Sq M  
For identification only. Not to scale.  
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Second Floor



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