



13 (3f2) Fowler Terrace, Edinburgh, EH11 1DD

www.mcdougallmcqueen.co.uk



Welcome to Fowler Terrace, this charming one bedroom third floor (top) flat offers bright and spacious accommodation suited to the first time buyer or indeed an investment opportunity. The property forms part of a traditional tenement building with secure entry system located in the heart of Polwarth lying south west to the city centre, close to an abundance of local amenities with the bustling areas of Bruntsfield and Morningside close by, along with the Union canal. Presented to the market in true walk-in condition, we would recommend an early viewing.

- Entrance hallway
- Open plan living room and kitchen area.
- Fully equipped kitchen, featuring a range of wall and base units along with integrated appliances.
- Double bedroom front facing with ample space for free standing furniture.
- Bathroom presented as a shower room, WC wash hand basin, shower cubicle, ladder radiator and utility area housing washing machine and boiler.
- Gas central heating.
- Double glazing.
- Communal rear garden.
- Permit and metered parking available.



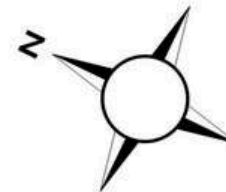
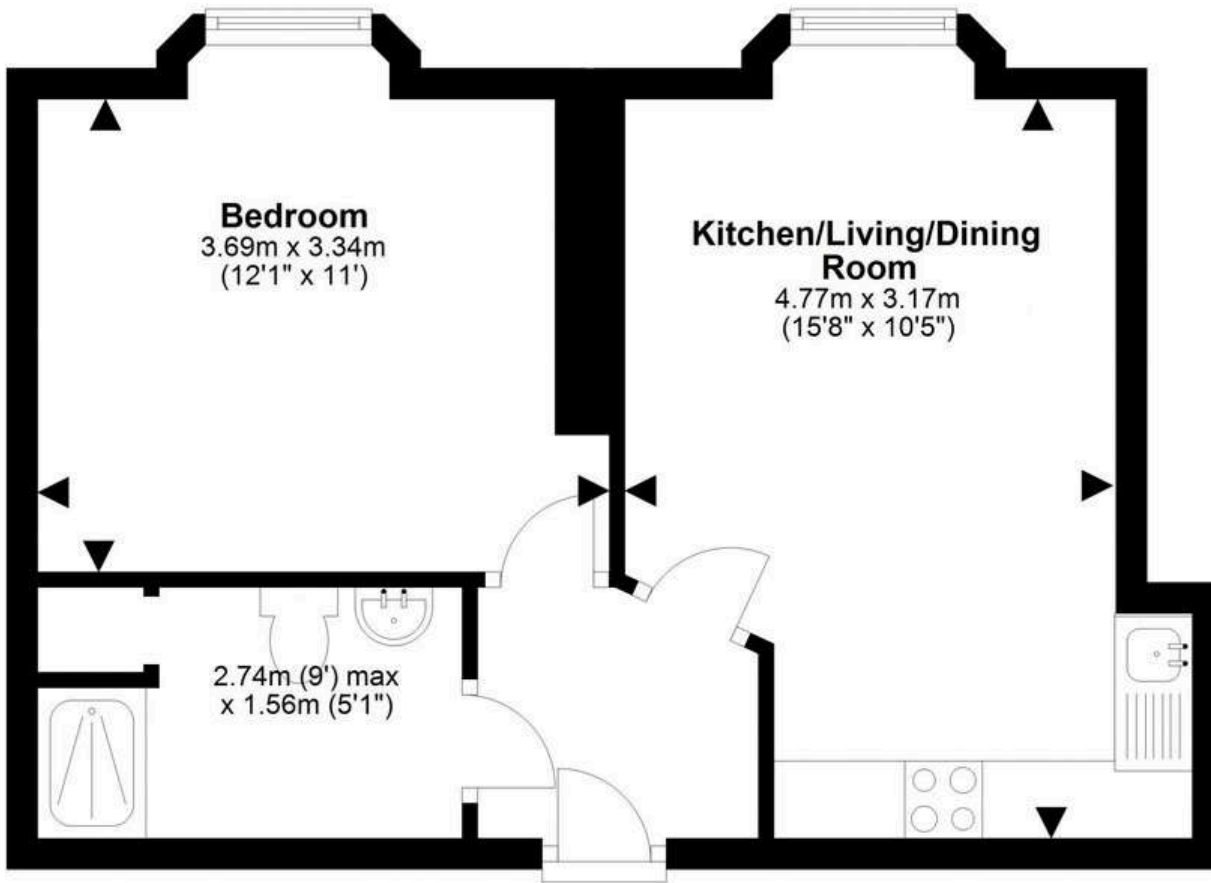
Location

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multiscreen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stones throw away. Polwarth is well-connected with cycle paths and regular buses , including night buses to the city centre and further afield. The sought-after area also offers quick and easy access to Haymarket Train Station, the City Bypass, Edinburgh airport and M8/M9 motorway network.

Extras

Included in the sale are all blinds, curtains, light fittings, fitted flooring, light fittings, washer/drier and integrated white goods. No warranty applies to any appliance included in the sale and these items are sold as seen. Livingroom/Kitchen and Bedroom furniture available by separate negotiation.

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

