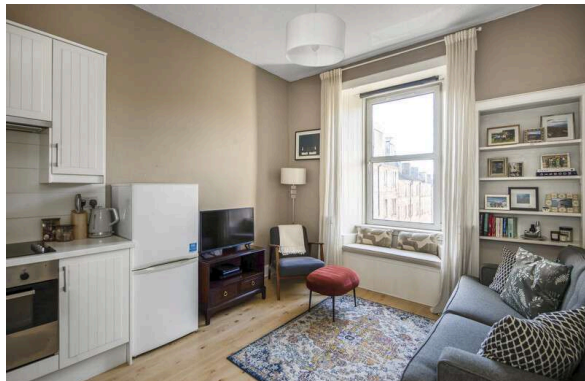




24/10 Fowler Terrace
POLWARTH | EDINBURGH | EH11 1BZ


warners
solicitors & estate agents



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Situated on a quiet street in Polwarth, Warners are delighted to bring to the market this sunny south-west facing, one-bedroom flat which is well-maintained and will offer an excellent first-time buyer or investment opportunity for the new owner.

Upon entering the property, you are greeted with a welcoming entrance hallway which provides access to all rooms in the flat and offers a useful storage cupboard. The tastefully decorated living room/kitchen offers wood flooring together with modern white base and wall units in the kitchen area compete with electric oven and hob. The cosy living space offers room for freestanding furniture with the added benefit of a padded seat at the window and Edinburgh press. The bedroom again offers space for free-standing furniture whilst also providing a deep storage cupboard/wardrobe. The accommodation is completed by a white three-piece shower room suite with electric towel rail. Externally, the property boasts some excellent views, offers a shared communal garden and offers ample on-street permit parking.

- Well-maintained one bedroom flat
- Tastefully decorated living room/kitchen
- Bedroom with built-in storage
- White three-piece shower room suite
- Excellent and central location
- Local entertainment complex

Fridge/freezer, washing machine, oven/hob, microwave, living room curtain rail, custom cushion on the window seat and fitted shelf in bedroom all included. Some other items may be open for negotiation. EPC Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

