



8 Fowler Terrace
FOUNTAINBRIDGE | EDINBURGH | EH11 1BZ

warners
solicitors & estate agents



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Warners are delighted to present this charming one-bedroom main door flat, ideally located in the vibrant and highly sought-after area of Fountainbridge.

Just a stone's throw from the extensive amenities of Fountain Park, including a premium gym, cinema, popular restaurants, and a casino, this property offers the perfect blend of city living and convenience. Excellent public transport links provide easy access to the city centre and beyond.

The home welcomes you with storm shutter doors that open into a bright and spacious open-plan living room and kitchen. The kitchen is fitted with a range of base and wall units, with generous space for free-standing appliances.

A hallway leads to a well-proportioned three-piece bathroom suite, complete with a shower over the bath, while the large double bedroom boasts a deep built-in storage cupboard, offering ample storage.

Permit on-street parking is available, adding to the practicality of this appealing home.

An ideal purchase for first-time buyers, investors or those seeking a city base - early viewing is highly recommended.

- Prime Fountainbridge location
- Private main door entry
- Open-plan living/kitchen
- Spacious double bedroom with storage
- Modern bathroom with shower
- Excellent transport links & permit parking

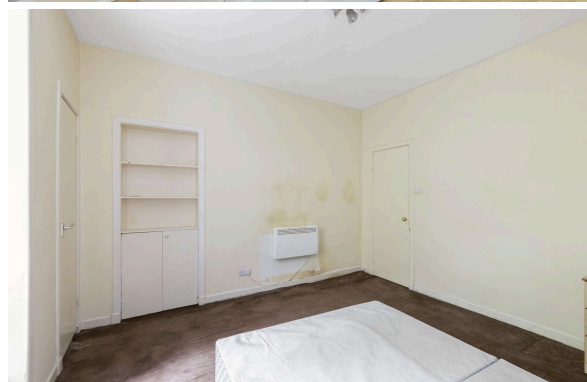
Extras included in the sale are all curtains, fridge freezer, washing machine, tumble dryer and cooker/hob.

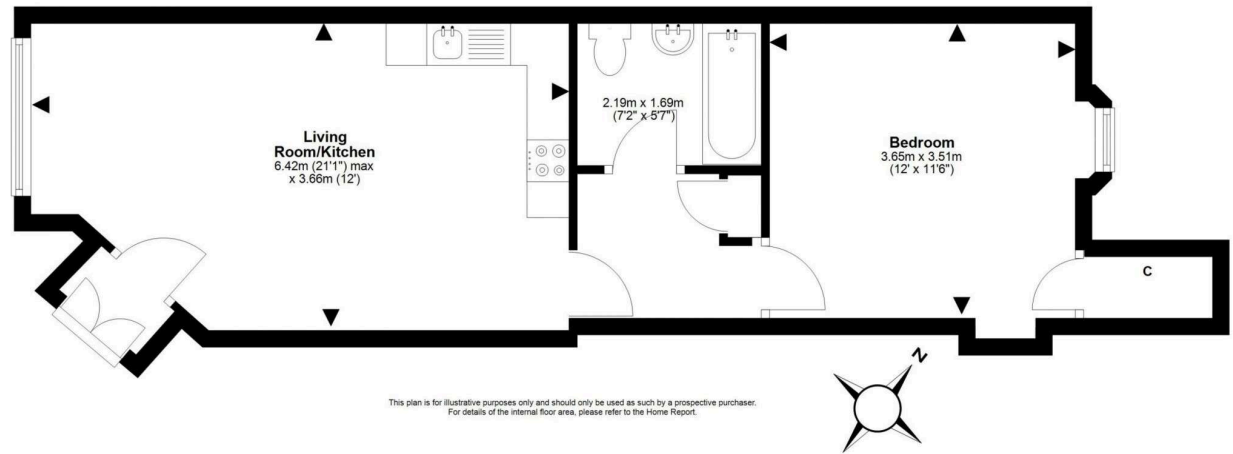
Energy rating E. Council Tax Band B.

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



Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial District and Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows, Edinburgh Art College and Edinburgh University. Local amenities include a wide range of shops, restaurants, bars and bistros as well as the Fountain Park Leisure Complex and the many theatres of Edinburgh's West End.





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