



20/10 Fowler Terrace
POLWARTH | EDINBURGH | EH11 1BZ


warner's
solicitors & estate agents



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Warners are delighted to present this beautifully presented top-floor flat, forming part of a traditional tenement building within easy reach of Edinburgh's vibrant City Centre. Stylishly finished and in move-in condition, the property offers an ideal opportunity for first-time buyers, professionals, or investors alike.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway, a bright and airy open-plan lounge with fitted kitchen, perfect for both relaxing and entertaining, a well-proportioned double bedroom, and a modern shower room. The property further benefits from double glazing, ensuring warmth and energy efficiency throughout.

Positioned close to Fountain Park, residents can enjoy a wealth of local leisure and lifestyle amenities right on the doorstep, including restaurants, bars, gym facilities, a casino, bowling alley and cinema. Excellent transport links and nearby bus routes provide swift access across the city, while Edinburgh's thriving West End and the City Centre are within walking distance.

This appealing flat combines modern comfort with a highly convenient location, making it an excellent choice for a first home or a sound rental investment.

- Top-floor position in a traditional Edinburgh tenement
- Bright open-plan lounge/kitchen ideal for modern living
- Well-proportioned double bedroom with good natural light
- Move-in condition with stylish decor and double glazing
- Prime location near Fountain Park for dining, leisure & entertainment
- Excellent first-time buy or rental investment opportunity

Energy Rating C, Council Tax Band B.

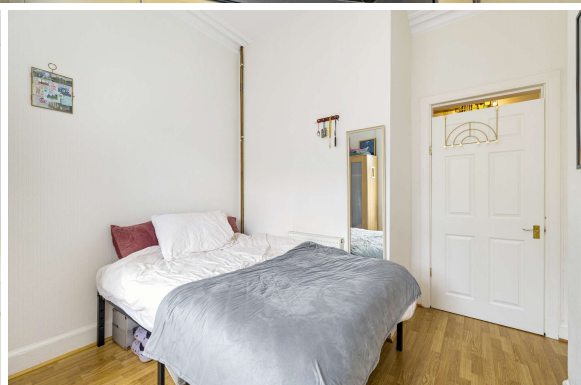
All fixtures, fittings, blinds, integrated kitchen appliances, washing machine, fridge, microwave, couch and wardrobe will be included in the sale.

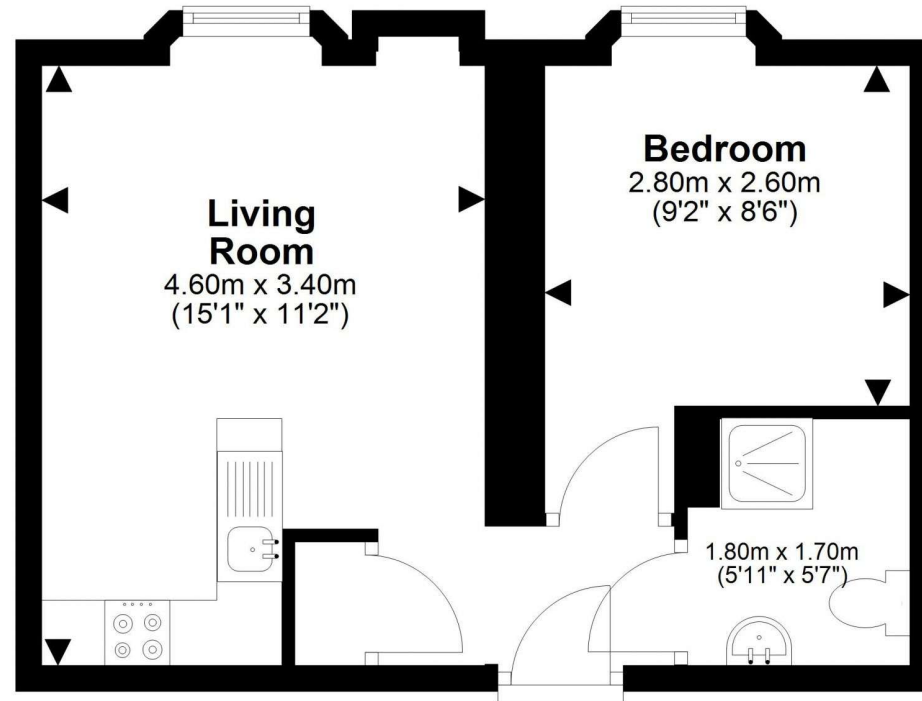


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets - Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the property falls into the catchment area for Bruntsfield and St Cuthbert's primary schools and secondary schooling at Boroughmuir and St Augustine's. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.

For details of the internal floor area, please refer to the Home Report.

