



30/1 Fowler Terrace
POLWARTH | EDINBURGH | EH11 1DA


warner's
solicitors & estate agents



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A well-proportioned first floor two-bedroom flat situated in the popular residential area of Polwarth, Edinburgh. The property is accessed via a secure entry system and offers comfortable accommodation with generous room sizes and access to a communal garden.

The accommodation comprises an entrance hallway leading into a bright and practical open-plan living room and kitchen, providing an inviting space for both relaxing and entertaining.

There are two generous double bedrooms, offering excellent flexibility for couples, sharers, guests or those requiring a home office.

The property further benefits from a shower room with wash hand basin and walk-in shower, together with a separate WC fitted with a two-piece suite.

Externally, residents can enjoy the benefit of a communal garden, providing a pleasant outdoor space.

- Two bedroom first floor flat
- Accessed via a secure entry system
- Communal garden
- Close to local amenities
- Good transport links
- Gas central heating and double glazing

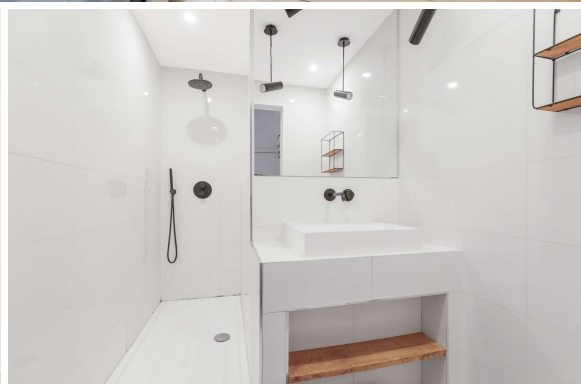
Energy Rating C, Council Tax Band C.

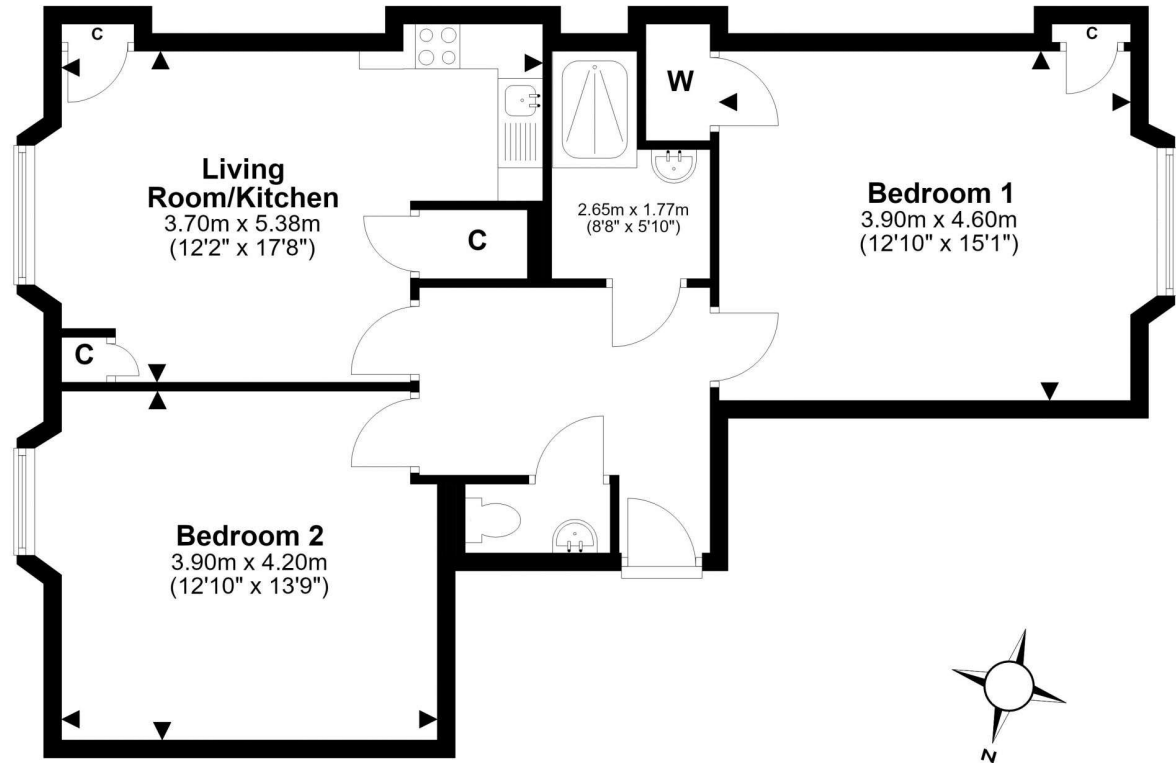
All fixtures, fittings, appliances and furniture will be included in the sale.

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.