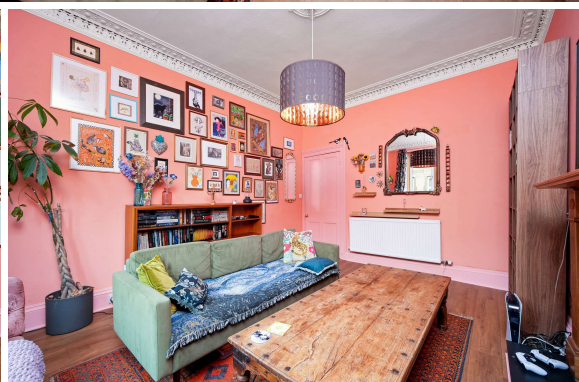




14/7 Fowler Terrace
POLWARTH | EDINBURGH | EH11 1BZ

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14/7 Fowler Terrace

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Warners are delighted to present this charming second floor flat which forms part of a traditional tenement building and enjoying a wealth of local leisure and lifestyle amenities right on the doorstep, including restaurants, bars, gym facilities, a casino, bowling alley and cinema and is also within easy reach of Edinburgh's vibrant City Centre. Stylishly finished, 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 vestibule to hallway, a bright and airy living/dining room with living fame gas fire, perfect for both relaxing and entertaining, modern kitchen fitted with ample floor and wall units and appliances, two well-proportioned double bedrooms quietly situated with leafy outlook to the rear, one with fitted storage, a wc, and a shower room with electric shower, vanity sink unit, and further storage options. The property further benefits from gas central heating, double glazing, security entry system and a shared rear garden. Excellent transport links and nearby bus routes provide swift access across the city, while Fountain Park, 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 ideal purchase for a variety of buyers.

- Second floor position in a traditional Edinburgh tenement
- Charming living/dining room
- Fitted kitchen
- Well proportioned rear facing bedrooms, one with storage
- WC and sink
- Separate shower room with storage
- Gas central heating and double glazing
- Security entry
- Communal rear garden
- Residents' permit on street parking

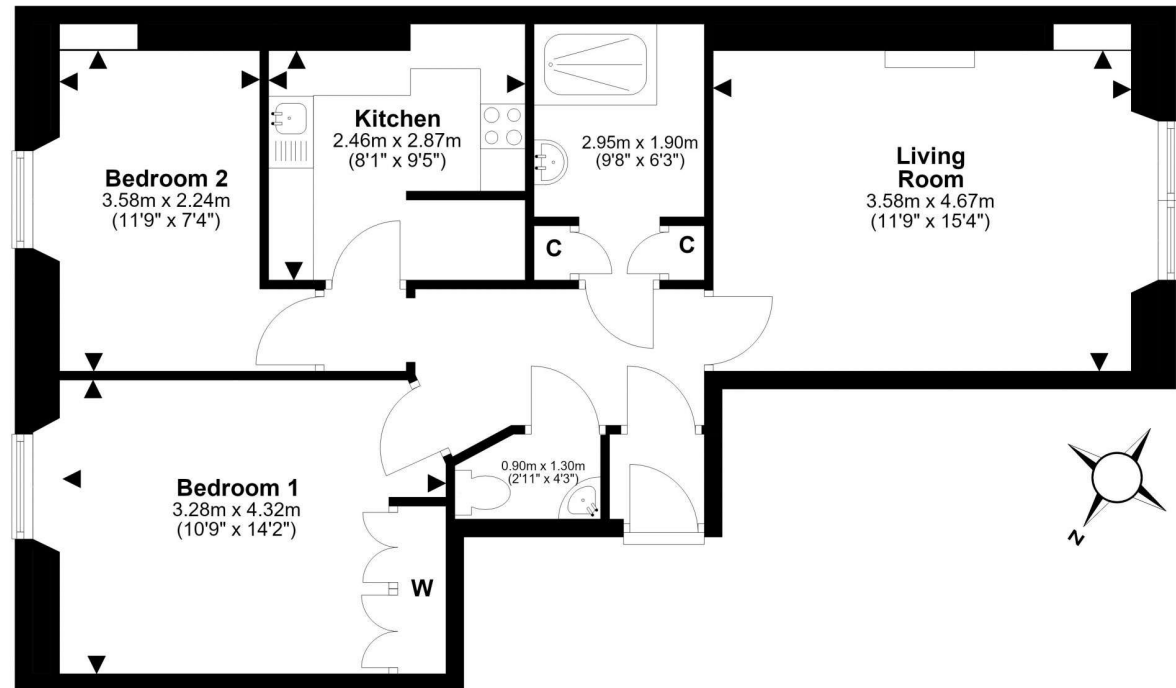
Energy Rating C. Council Tax band C.

Included in the sale will be the fridge, cooker, washing machine, and bathroom cabinet. Please note that the TV bracket will be removed prior to 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 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.



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.