



Flat 3F2, 38 Fowler Terrace

Polwarth, Edinburgh, EH11 1DA

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This two-bedroom second-floor flat forms part of a traditional tenement building, conveniently located in sought-after Polwarth. It is close to fantastic amenities and regular bus links, and is within easy walking distance of Haymarket train station and the fashionable West End. The home is in excellent decorative order too, enjoying modern interior design and quality finishings throughout. It offers sociable open-plan living and versatility, proving ideal for a wide variety of buyers.

Reached via a secure shared entrance and stairwell, the flat's front door opens with a warm welcome into a central hall. It offers built-in storage and instantly sets high standards with its neutral décor and wood-inspired floor. In the open-plan living room and kitchen, the wood-effect floor is accompanied by a neutral backdrop and a bold accent wall, creating a modern and inviting aesthetic. The room is well-proportioned for comfortable furnishings and it is brightly illuminated by a southwest-facing window. The kitchen itself is neatly arranged along two walls in an L-shape, providing modern base and wall cabinets and down-lit worksurfaces. It has an on-trend style that complements the aesthetic of the living area; plus, it comes with an integrated oven, gas hob, statement extractor, and dishwasher, as well as a brand-new freestanding fridge/freezer, and a washing machine (discreetly stored in a neighbouring cupboard).



Features

- Second-floor flat with modern interiors
- Part of a traditional building
- Secure shared entrance
- Central hall with storage
- Open-plan living room/kitchen
- On-trend kitchen design
- Two double bedrooms
- One walk-in wardrobe
- Bright three-piece bathroom
- Communal garden and drying green
- Controlled permit parking (Zone S4)
- Gas central heating system
- Traditional sash and case windows
- EPC Rating - C

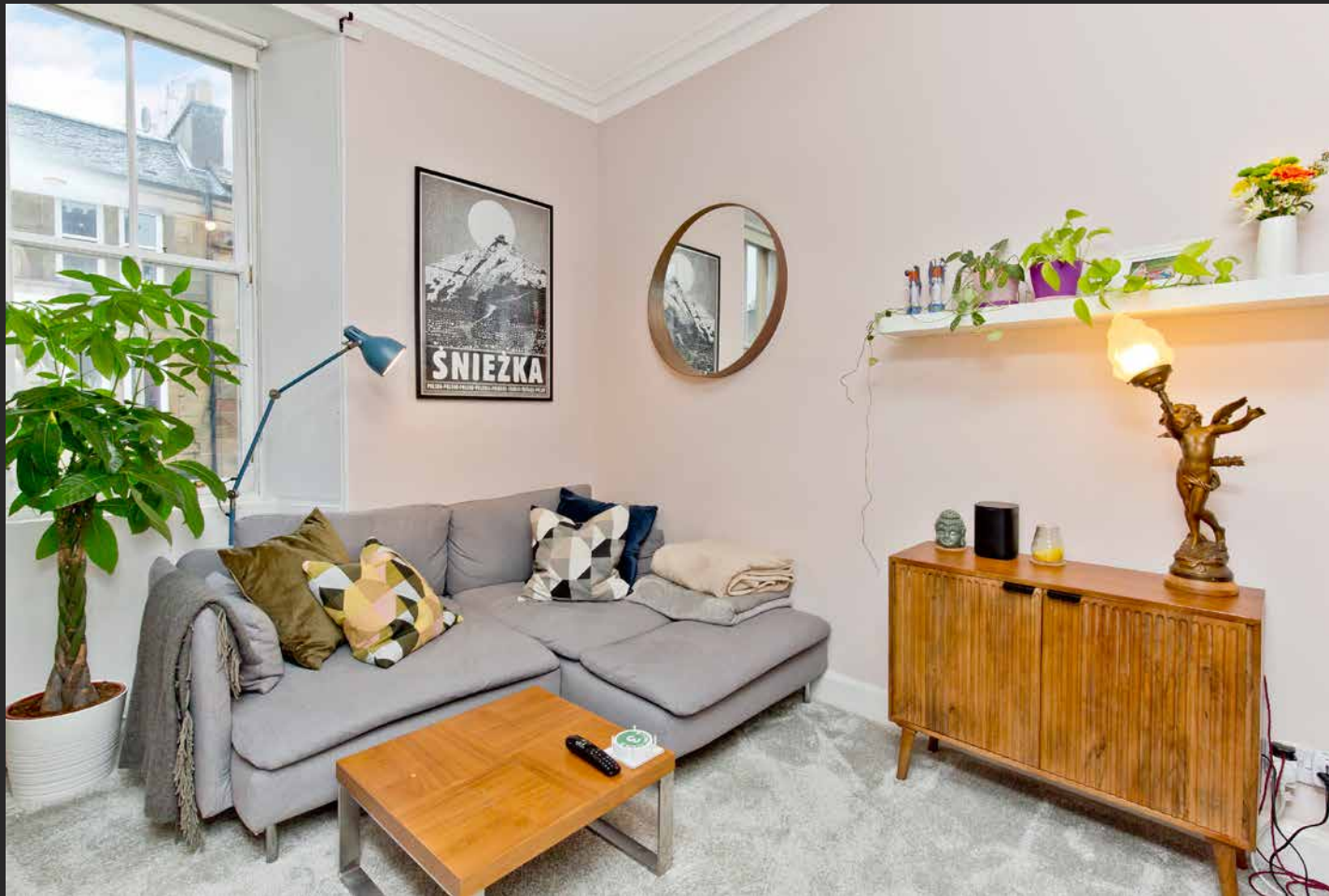




“Open-plan living room/kitchen,
an on-trend kitchen design and
two double bedrooms”







Set side by side, the two double bedrooms both enjoy southwest-facing aspects and attractive décor, including plush carpeting for optimal comfort. The principal bedroom has the larger proportions and the benefit of a walk-in wardrobe, whilst the second bedroom offers the versatility for use as a home office or second reception area, if preferred. A bright three-piece bathroom completes the accommodation, comprised of a pedestal washbasin, a toilet, and a bath with an overhead shower. Gas central heating ensures year-round comfort, alongside traditional sash and case windows for a light-filled ambience.

Outside, residents have access to a communal rear garden and drying green, as well as to controlled permit parking (Zone S4).

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a brand-new fridge/freezer, and a washing machine to be included in the sale.

Polwarth, Edinburgh

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.

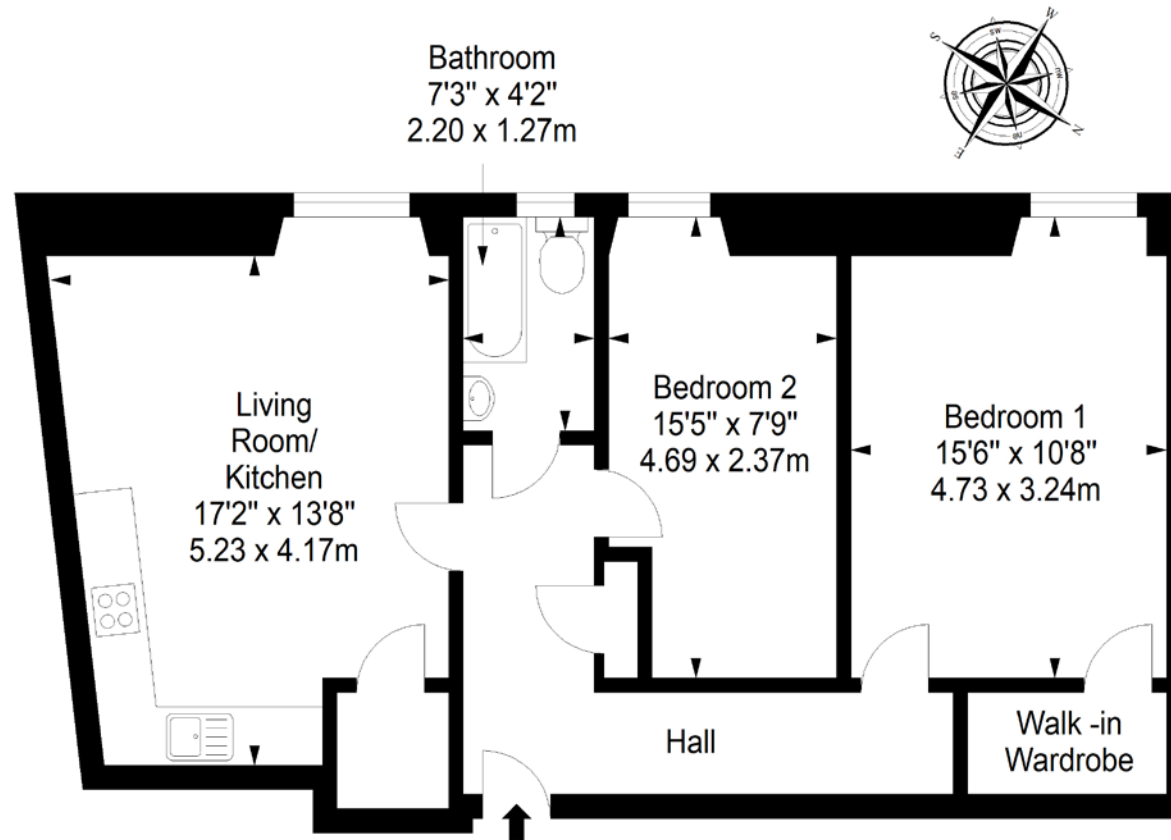




Floorplan

Second Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)

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