

15 Fowler Terrace

POLWARTH, EDINBURGH, EH11 1DD



*WELL PRESENTED 1 BEDROOM MAINDOOR
FLAT IN SOUGHT AFTER AREA OF POLWARTH*



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McEwan Fraser Legal is delighted to present this attractive main door flat with private front garden located in a popular residential area close to excellent local amenities and the City Centre.

The accommodation comprises of an entrance hall, lounge/dining room with modern fitted kitchen with matching wall and base units, a large double bedroom with window to front and ample space for bedroom furniture and a shower room with white two piece suite and shower compartment with mixer shower.

The property is in excellent decorative order throughout and benefits from gas central heating and double glazing.

Private garden to front and large communal garden to rear. Resident permit parking is available in the surrounding streets.



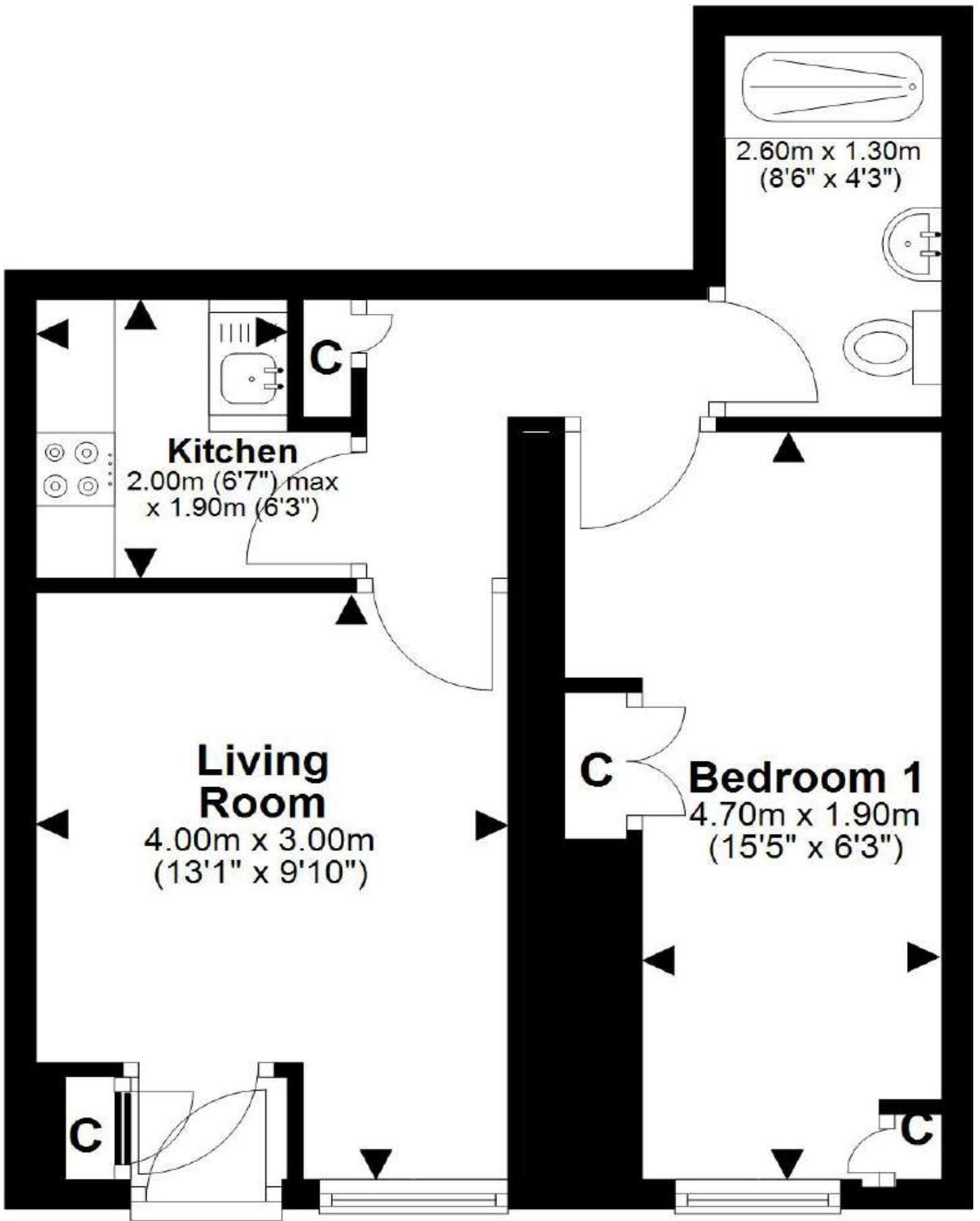




The Bedroom







Gross internal floor area (m²): 40m²

EPC Rating: C

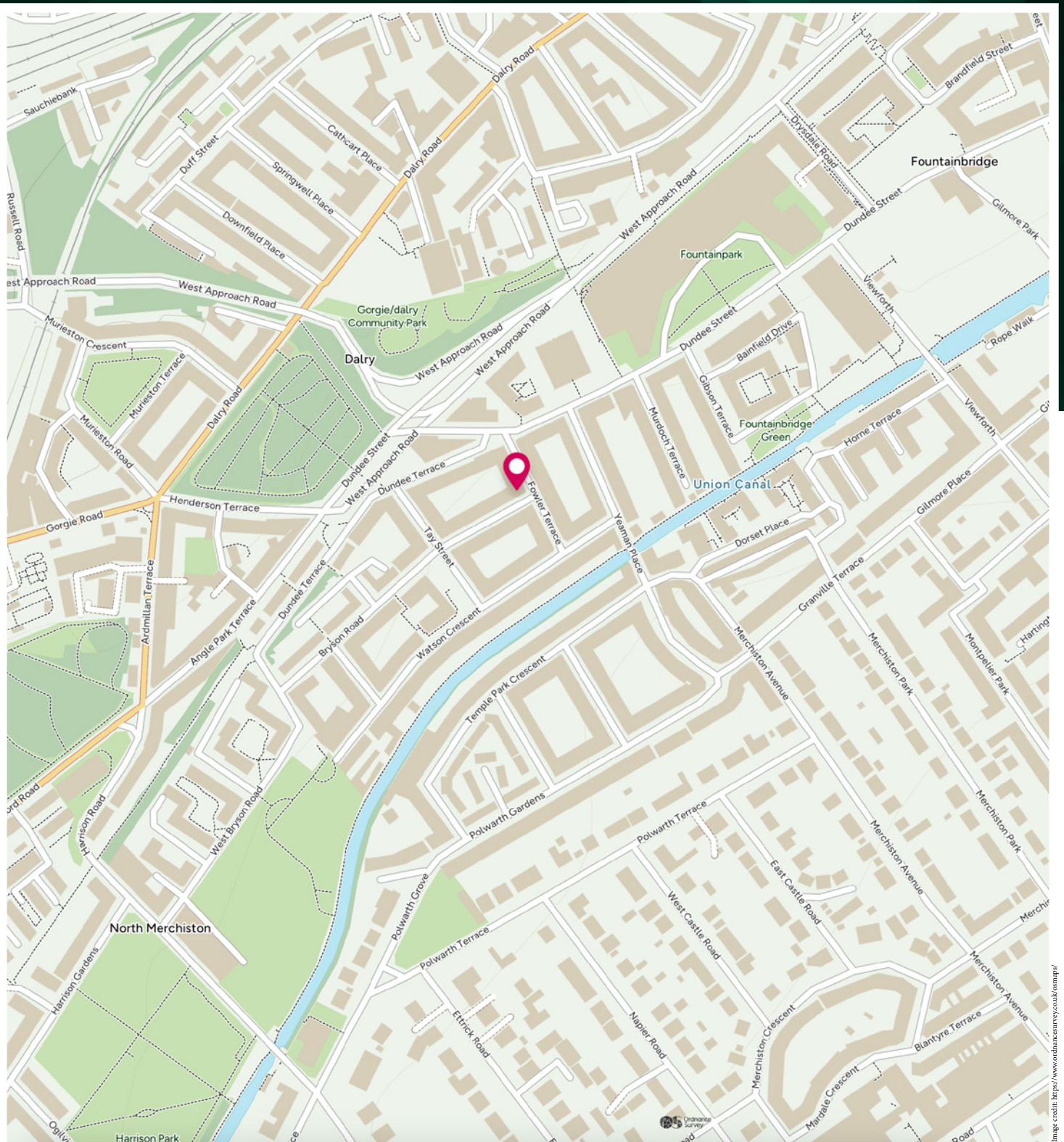


Polwarth is an increasingly popular residential area approximately three miles to the South-West of the city centre; with a range of excellent local amenities available, including a good selection of services ranging from small speciality shops together with some of Edinburgh's finest bars and bistros and a wonderful array of cosmopolitan restaurants.

A good choice of recreational opportunities is available in the vicinity including the tennis courts and bowling green further leading to picturesque open playing fields at Harrison Park; Bruntsfield Links and The Meadows, including additional tennis courts and play-parks nearby. For the more energetic person, there are cycle paths and the Union Canal has walk-ways to the newly regenerated Edinburgh Quay development located close-by.

Polwarth is conveniently located for anyone requiring to travel in and out of Edinburgh with easy access available by bus or car to the city centre, and surrounding hospitals and districts, and to the City By-Pass, linking to the motorway networks beyond. Convenient access to Haymarket Railway Station is provided by a pedestrian underpass running beneath the Western Approach Road just off Dundee Street close by.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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Surveyor



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