

**20/3 Fowler Terrace
Edinburgh EH11 1BZ**

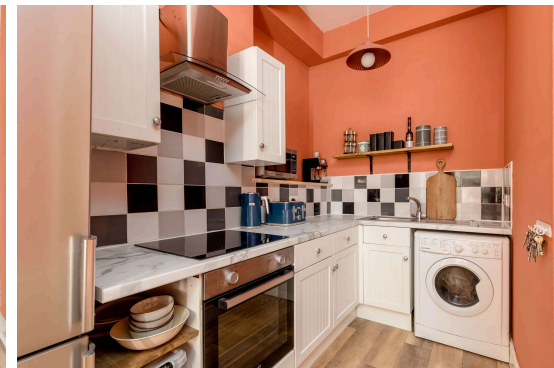
Offers Over £265,000

- Large living room featuring ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods available by separate negotiation
- Large double bedroom with wardrobes included
- Modern shower room with large walk in mains shower
- W.C
- Gas central heating and double glazing throughout
- Well kept communal garden to rear
- On-street permit parking

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



Flat

A bright and beautifully presented two-bedroom flat in the highly sought-after Polwarth area. Ideally located close to excellent local amenities, this property is offered in true turnkey condition and represents a fantastic opportunity for first-time buyers and young professionals.

The welcoming entrance hallway, complete with a useful storage cupboard, leads to a charming lounge that could also serve as a second bedroom. This versatile space retains its period character with original ornate cornicing, a centre rose, and a decorative fireplace. The heart of the home is the spacious lounge/diner/kitchen, perfectly designed for modern living and entertaining. The contemporary kitchen area is well equipped with ample floor and wall-mounted storage, an integrated induction hob and electric oven, with additional appliances available by separate negotiation. The property further benefits from a generous double bedroom with large wardrobes included in the sale, providing excellent storage. A stylish shower room with a mains walk-in shower and sleek vanity unit is complemented by a separate W.C. Additional highlights include gas central heating and double glazing for energy efficiency. Externally, residents enjoy access to well-maintained communal gardens and on-street permit parking.

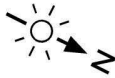
Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

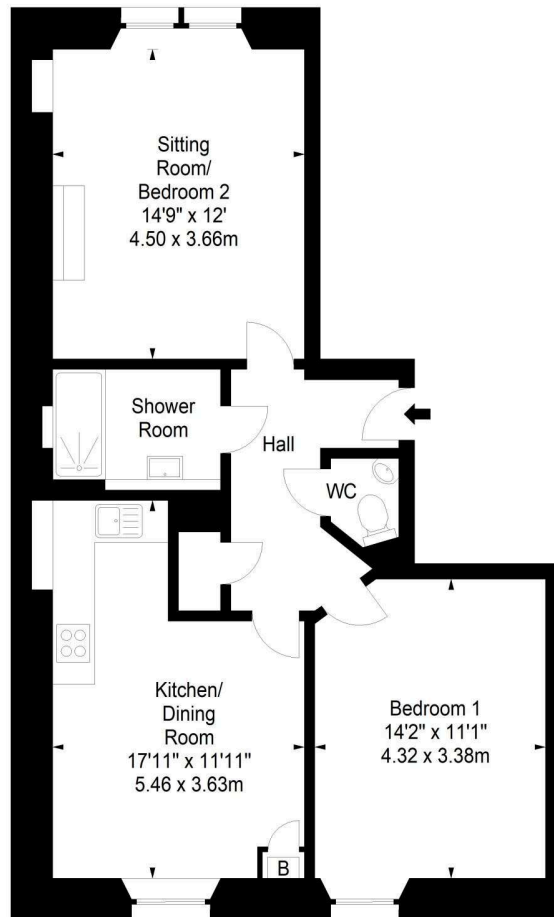




**Fowler Terrace,
Edinburgh,
Midlothian, EH11 1BZ**



Approx. Gross Internal Area
701 Sq Ft - 65.12 Sq M
For identification only. Not to scale.
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First Floor



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