



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19/11 Fowler Terrace

Edinburgh EH11 1DB

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Nestled on a quiet residential street in the heart of Polwarth, this one bedroom fourth floor tenement flat offers a beautiful period home in a highly sought-after location. The location offers the city centre within walking distance, is close to the Union canal path network and lovely Harrison park. With its roof top location, there are lovely views over to Fife.

On the bright top floor landing, the flat door opens into a spacious central hall. There is an elegant sitting room, which boasts a handsome feature fireplace and enjoys scope for various configurations. A versatile large box room, leads off the sitting room, useful for storage and would make an ideal home office. The rear-facing dining kitchen, is a modern space where a peninsular island unit, naturally zones the space. The property accommodates a spacious double bedroom and there is a luxury bathroom, with separate double shower enclosure and bathtub.

Property Summary

- Quiet residential street in popular Polwarth
- Bright fourth floor tenement
- Elegant sitting room
- Modern fitted dining kitchen
- Versatile box room
- Double bedroom
- Contemporary family bathroom
- Gas central heating & double glazing
- Shared garden to rear
- EPC Rating - D | Council Tax Band - C







Bright top floor
flat, in popular
Polwarth





The property benefits from a shared rear garden and due to it's location, has easy access to the Union canal path network and Harrison park.

Extras: all fitted floor coverings, light fittings, window coverings, electric hob, single oven, chimney hood, washing machine and integrated fridge/freezer, will be included in the sale.

Let us help you find your next
dream property!



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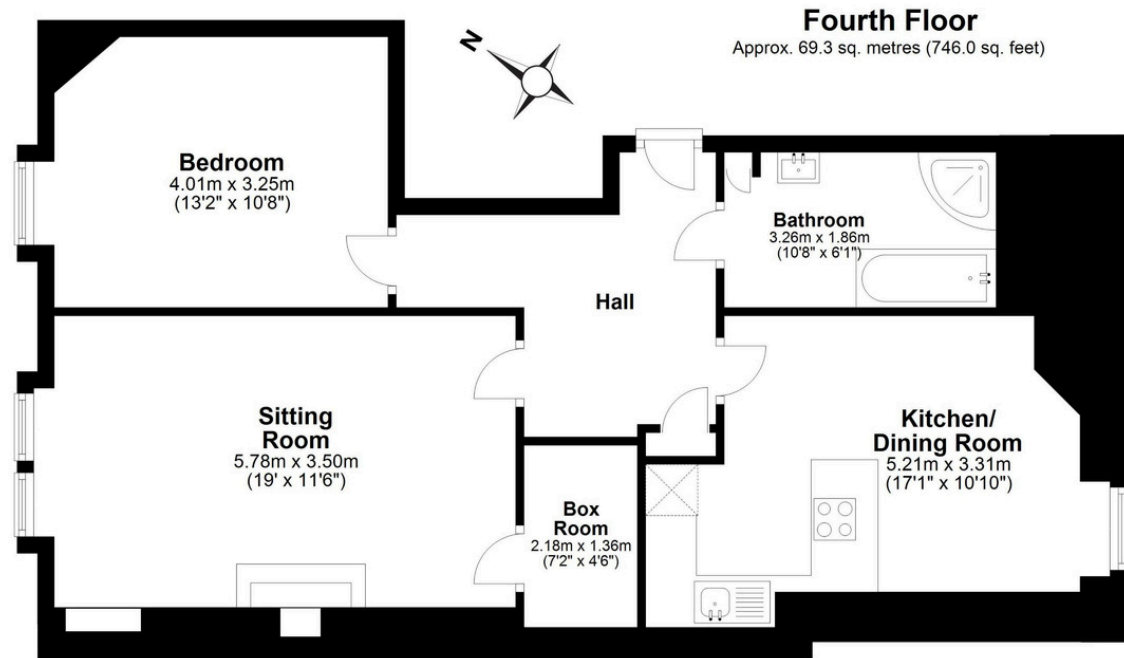
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Harrison Park

Location

Polwarth is a very popular district, centrally located, approx. 2 miles south-west of the city centre. A good range of local amenities are provided, with a short walk to vibrant Bruntsfield. The nearby Union Canal offers fabulous walks along to Harrison Park. The Fountain Park leisure complex is nearby, offering a Gym, Cineworld, Ten Pin bowling and various bars/restaurants. Polwarth is within the catchment area for well regarded Bruntsfield Primary School and Boroughmuir High School, along with a choice of prestigious independent schools, including George Watsons in neighbouring Merchiston. The two main campuses of Edinburgh Napier University, are close by, one within walking distance, and excellent bus services, provide fast, efficient routes into the city centre and to other university campuses.