



EDINBURGH
POLWARTH
42 FOWLER TERRACE
FIXED PRICE £140,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

EDINBURGH POLWARTH 42 FOWLER TERRACE

FIXED PRICE £140,000

VIEWING: TELEPHONE GSB

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**SPACIOUS MAIN DOOR FLAT
SET ON TWO LEVELS
EXCELLENT CENTRAL
LOCATION**

**ENTRANCE
VESTIBULE/HALL
LOUNGE
2 BEDROOMS
KITCHEN/DINING ROOM
UTILITY ROOM
BATHROOM
AMPLE STORAGE
GAS CENTRAL HEATING**

General Description

Living in Fowler Terrace couldn't be more convenient. Situated in the heart of Polwarth which, together with neighboring Bruntsfield, Morningside and Tollcross, hosts a wide variety of amenities. These include a comprehensive range of local shops and specialty stores, and a variety of recreational facilities such as theatres, restaurants, pubs and nearby Fountain Park complex with multi screen cinema and Health and Fitness club. Several major bus routes run in the immediate vicinity providing easy access to the City and surrounding districts. It is also within easy walking distance of the West End, George Watson's school, local primary and secondary schools, and universities. Close-by are the parkland areas of Bruntsfield Links and the Meadows, and the Forth/Clyde canal. In addition the



Edinburgh city bypass is a short drive away, allowing easy access to major motorway networks, Edinburgh Airport and the Forth Road Bridge.

The property offered for sale is a main door flat set on both the ground and basement level, and has been converted from a shop premises. The building itself dates from 1897. In recent years it has been greatly improved and modernised with new carpets and flooring laid, new kitchen and decorated in neutral colours throughout. It is an easily and economically run home with gas central heating. In brief, the accommodation comprises entrance vestibule, hallway, lounge and two bedrooms on the ground floor. The large kitchen/dining room, utility room, and bathroom are on the basement level.

This is a perfectly situated home in walk-in condition. The price has been set below the single survey level to ensure a quick sale.

Accommodation

ENTRANCE VESTIBULE/HALLWAY

Front door opens into Entrance vestibule which in turn leads to the hallway. Both have been fitted with carpet. Large storage cupboard. Access to both bedrooms, lounge, and staircase leading to the basement level.

LOUNGE 3.92m x 3.42m (12'10 x 11'02)

Spacious bright lounge with two windows to the side aspect of the property. Fitted carpet. Television connection point.

BEDROOM 1

4.34m x 3.07m (14'02 x 10'01) maximum points
With window to the front aspect of the property, fitted carpet and built in wardrobe.



BEDROOM 2

4.31m x 2.87m (14'02 x 9'05) maximum points
Further bedroom again with window, fitted carpet and built in wardrobe.

HALLWAY

Staircase leads down to basement level and further hallway, which are both fitted with carpet. Storage cupboard.

KITCHEN/DINING ROOM

5.82m x 3.91m (19'01 x 12'10)
Sizeable open plan kitchen and dining room fitted with a quality range of base level units with work surface over and incorporating a stainless steel sink unit and drainer. Hob and oven included within sale. Wooden laminate flooring.

UTILITY ROOM

Fitted again with base units with plumbing for washing machine under and incorporating a stainless steel sink unit and drainer. Vinyl flooring.

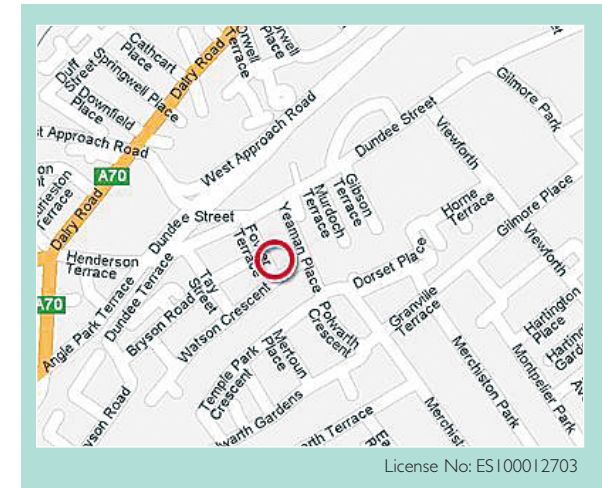
BATHROOM

Fitted with a three piece suite comprising low level w/c, wash hand basin and panel bath. Extractor fan. Vinyl flooring.

EXTRAS

All floor and light fittings. Hob and oven

COUNCIL TAX BAND - E



HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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