



9/ 16 Fowler Terrace

Edinburgh, EH11 1DD

Offers Over £205,000

A lovely, homely top-floor flat combining comfort, practicality, and an excellent location with a peaceful southerly outlook over well maintained communal gardens.

Key Features

- Living Room - Kitchen
- Double Bedroom
- Bedroom 2/Home Office
- Modern Shower Room
- Hallway & Integral Storage
- Utility Cupboard
- Shared Garden
- Serviced Gas Central Heating
- Double Glazing



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Building & Exterior

The communal stair is secure and clean, with a top landing that enjoys lots of natural light. The shared, southerly facing rear garden offers an inviting green space for clothes drying or relaxation.

On-street permit parking is available to the front.

Council Tax Band: C
Energy Rating: C
Aprox. Internal Area: 54 sq.m.

Interior Features

The flat enjoys an open-plan **living room and kitchen**, creating a bright, airy space perfect for relaxing or entertaining. The living area features a leafy outlook, while the kitchen is recessed off the main space and features fitted walnut-finish units, contrasting worktops, practical hard flooring, tiled splashbacks, and integrated appliances including a stainless steel gas hob, electric oven, and extractor hood. There is walk-in utility cupboard providing abundant storage capacity.

Double Bedroom 2 includes two inbuilt double wardrobes and offers convenient workspace by the window recess.

Bedroom 2 is a modestly sized room that could accommodate a double bed, but more comfortably offers versatility that might be perfect as a home office, nursery, or child's bedroom.

The stylish **shower room** is fitted with modern white sanitary ware, a boiler-fed mixer shower, integrated storage, and under-basin cabinetry, all enhanced by directional spotlights for a contemporary feel.

The **hallway** offers integrated **storage**, coat hanging space, a traditional ceiling pulley for clothes drying, plus the main door access phone.

Additional features include gas central heating via a regularly serviced combi boiler, double glazing with tilt & turn windows, *smart* meters, interlinked smoke detectors, and predominantly neutral-toned décor with fitted floor coverings throughout.







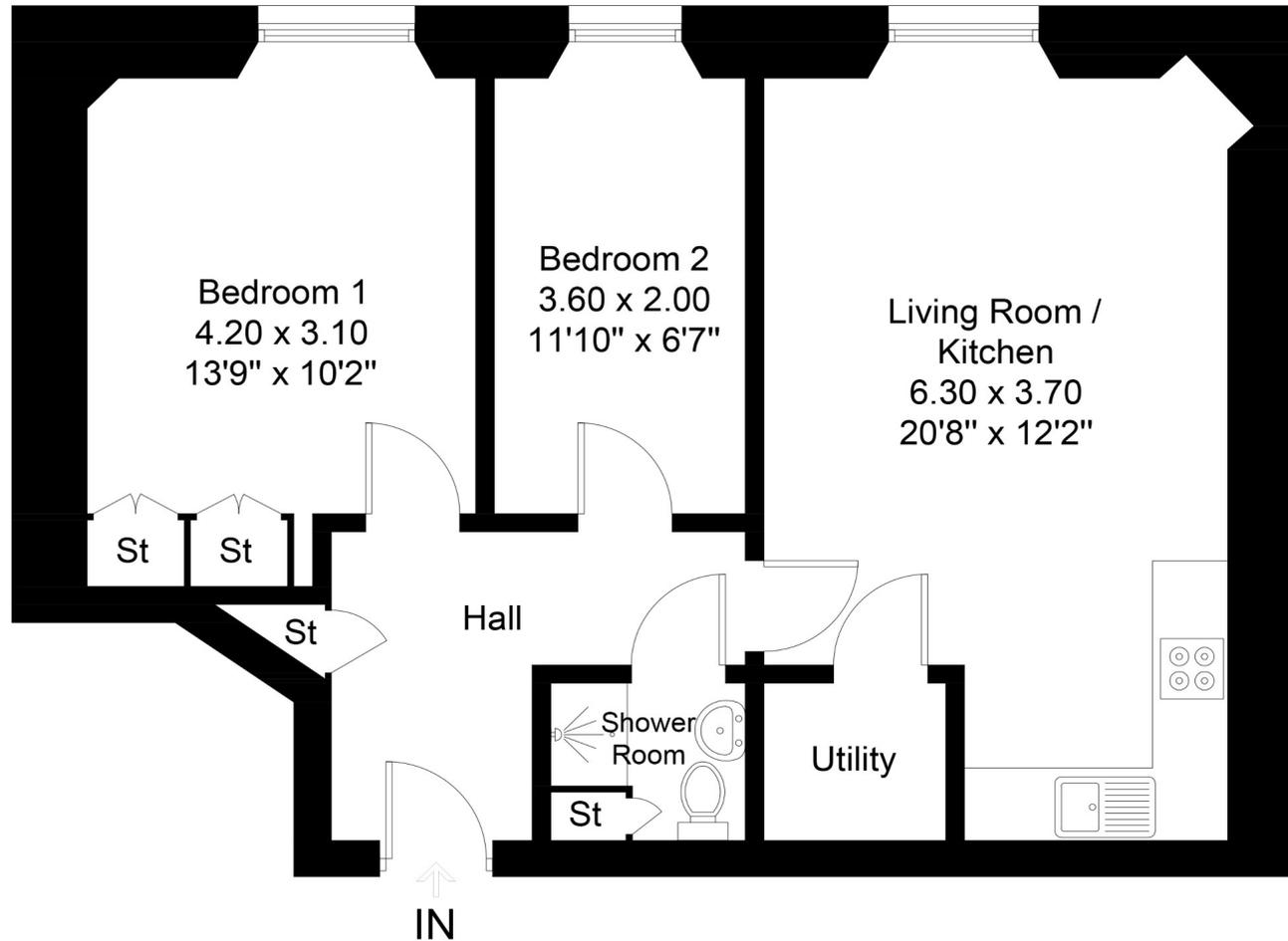
Location Highlights

Situated in the thriving Polwarth/Fountainbridge area, this flat benefits from ongoing regeneration, including new homes, office space, shops, and improved public spaces, with further development set to continue. The location is exceptionally well-connected:

- Edinburgh's city centre, West End, and financial district are all within walking distance, making commuting straightforward.
- Fountain Park leisure complex, just moments away, offers a multi-screen cinema, bowling, fitness centre, bars, and restaurants, catering to a variety of leisure needs.
- Local shops and major supermarkets are easily accessible, ensuring day-to-day convenience.
- For green spaces, Harrison Park and Bruntsfield Links are close by, while the Union Canal cycle and footpath offers a tranquil route to other parts of the city.
- Public transport is excellent, with numerous bus routes, Haymarket train station, and tram stops nearby, providing swift access across Edinburgh and beyond.
- The area is also well-suited for students and academics, with Edinburgh Napier University, the University of Edinburgh, and Edinburgh College of Art all within easy reach.

This property offers the perfect blend of peaceful living, convenience, and vibrant city life in a district that continues to grow in popularity and value. Early viewing is highly recommended.

9(3F4) Fowler Terrace



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A VERY PROFESSIONAL SERVICE. COMMUNICATION AND UNDERSTANDING OF OUR NEEDS WAS EXCELLENT, AND AGREEMENTS CLEARLY DEFINED. I WOULD NOT HESITATE TO USE THEIR SERVICES AGAIN.”

(Patrick Lowe, Abbeyhill)

MAKING THE MOST OF YOUR PROPERTY SEARCH

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

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