



boyd property

2-6 Bowbridge Crescent
EDINBURGH | EH17 8UX

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Description

Boyd Legal are delighted to present to the market this stylish, well presented 2-bedroom first floor apartment, forming part of a select modern development, located in a popular and convenient residential area, close to excellent amenities and very well placed for easy commuting. The property is offered to the market in true move-in condition and the accommodation briefly comprises a welcoming entrance hallway, open plan lounge/kitchen/dining room, a light and airy master bedroom with fitted wardrobes and stylish en-suite, further double bedroom, and a contemporary bathroom. The property benefits from gas central heating, double glazing, entry phone security system, bike shed, well maintained communal garden grounds and unrestricted residents parking. This property will appeal to a variety of buyers and viewing is therefore highly recommended.

Location

The subjects are located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of a number of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Extras

All fitted floor coverings.

Price & Viewing

For price and viewing information contact Agents.



“ A stylish, well presented 2-bedroom first floor apartment, forming part of a select modern development, located in a popular and convenient residential area, close to excellent amenities and very well placed for easy commuting. ”



Features

- Entrance hallway
- Lounge/Kitchen/Dining room
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Bike store
- Entryphone security system
- Communal garden grounds
- Unrestricted residents parking

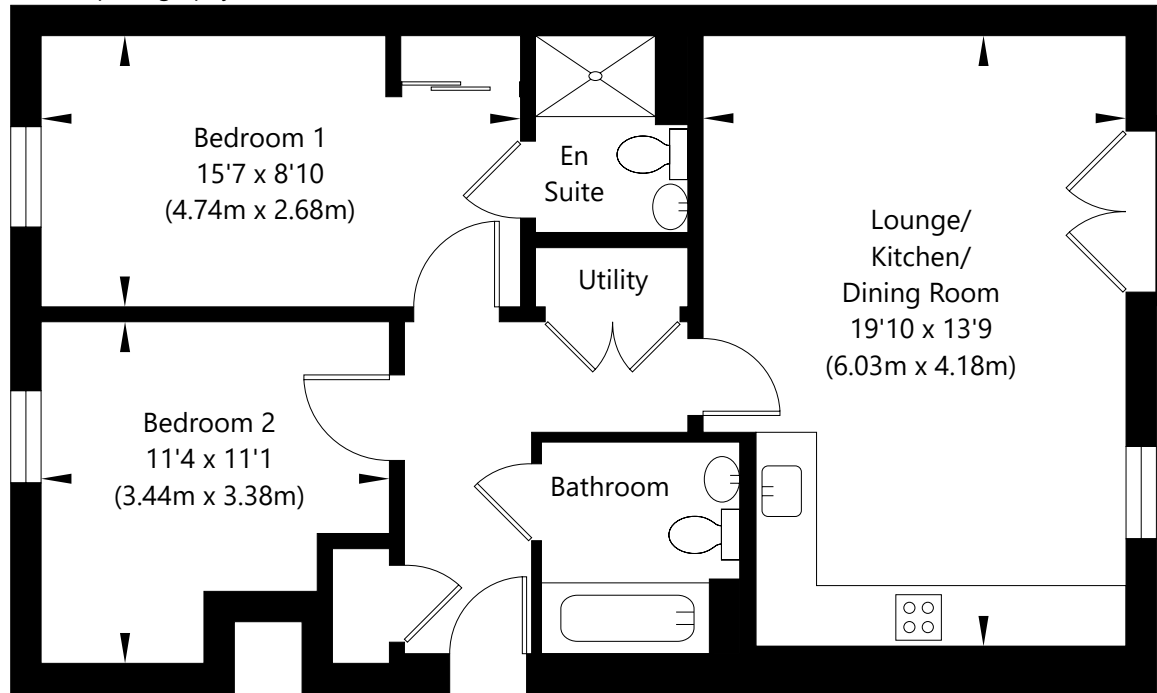


First Floor

Approx. Internal Area 64.64 Sq M / 696 Sq Ft.

Not to scale. For identification only.

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. 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 sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.