



Solicitors & Estate Agents



Offers Over
£210,000

6/6 Bowbridge Crescent

Liberton | Edinburgh | EH17 8UX

Neilsons are delighted to offer to market this impressive and truly stunning second floor flat quietly situated within a modern development in Liberton. A short walk from Straiton Retail Park as well as other excellent amenities and commuting links, the property is perfectly suited to first-time buyers, couples and professionals. Early viewing suggested.

- 2 Bedrooms
- 1 Public Rooms
- 2 Bathrooms
- Residents Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - D



Description

The entrance greets you with an inviting L-shaped hallway, featuring a convenient utility cupboard. Moving through, you enter the open-plan living area, offering panoramic views to the east and south through expansive floor-to-ceiling windows and Juliet balconies. The kitchen area is equipped with sleek white gloss wall and base units, integrated appliances, including a double oven and induction hob, complemented by under-unit lighting. Adjacent is the dining space, seamlessly blending into the living area. The main double bedroom boasts mirror-fronted built-in wardrobes and an ensuite with a pristine white two-piece suite, accompanied by a fully tiled cubicle housing a Mira electric shower. A secondary generously sized double bedroom and a bathroom with a white three-piece suite, featuring full-height tiling around the bath, a thermostatic shower, and a glass screen, complete the accommodation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Washing machine in property can also be included if desired.

Gardens, Parking and Communal Areas

The property is surrounded by lovely, well maintained communal grounds and ample resident's parking is available to the rear.

Factor fees are payable to Ross & Liddell of approximately £700 per annum (inclusive of building insurance) with a £250 deposit payable.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

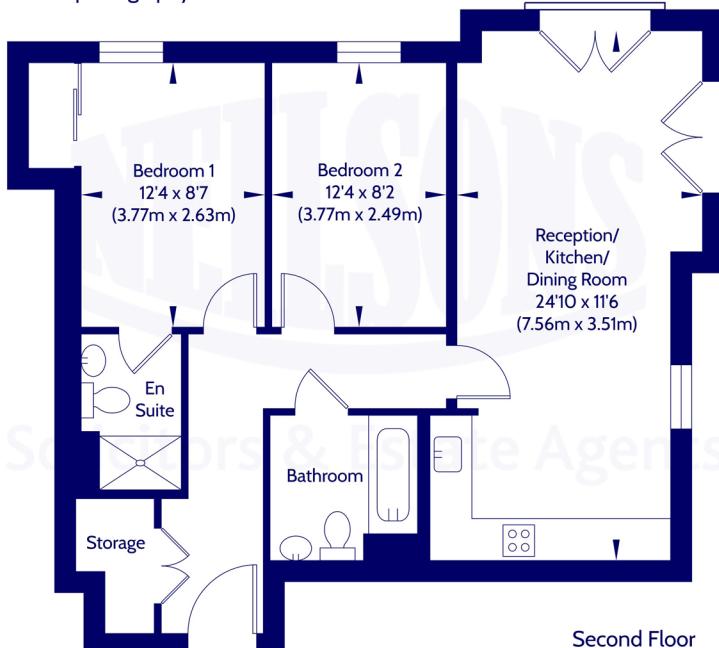
Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with a utility cupboard, large walk-in storage cupboard and access to the partially-floored attic, bright and spacious open-plan lounge/kitchen/diner with a dual-aspect outlook, double Juliet balcony and picturesque views of The Pentland Hills, modern fully-fitted kitchen area with a range of integrated white goods and downlights while being styled with fresh white units and a contrasting dark worktop, generous principal double bedroom with integrated wardrobes and more stunning Pentland Hills views, partially-tiled en-suite shower room with a double cubicle, heated towel rail and shaver points, second sizable double bedroom with a dual-aspect outlook and lovely views of Arthur's Seat, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.



Approx. Internal Area 66.06 Sq M / 711 Sq Ft.

Not to scale. For identification only.

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Second Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or click [here](#) for the virtual 360 tour,
floor plan and further information.



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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
South Queensferry

Bonnyrigg

72 High Street
Bonnyrigg

