



GILSON GRAY

LAW • PROPERTY • FINANCE

26 WEST BOWLING GREEN STREET

Bonnington, Edinburgh, EH6 5PB



Set within a development offering secure parking and shared gardens, this one-bedroom main-door flat boasts south-facing interiors enjoying open-plan living and a tastefully understated finish. The flat will be highly appealing to first-time buyers, professionals, and investors, owing to its prime city location close to the scenic Water of Leith and within walking distance of a fantastic selection of shops, bars and eateries, plus airport tram links and bus services day and night.

Extras: the property is sold as seen.



FEATURES

- Prime city location
- South-facing neutral interiors
- Modern main-door flat
- Bright living/dining room, open to:
- Attractive integrated kitchen
- One double bedroom with storage
- Bathroom with shower-over-bath
- Handy utility room
- Access to communal gardens
- Secure allocated parking
- Electric heating and double-glazing







"THE APPEALING FLAT
BENEFITS FROM A PRIVATE
ENTRANCE, A SOUTH-
FACING POSITION, AND
EASILY-ADAPTABLE NEUTRAL
DECOR."





EPC RATING:



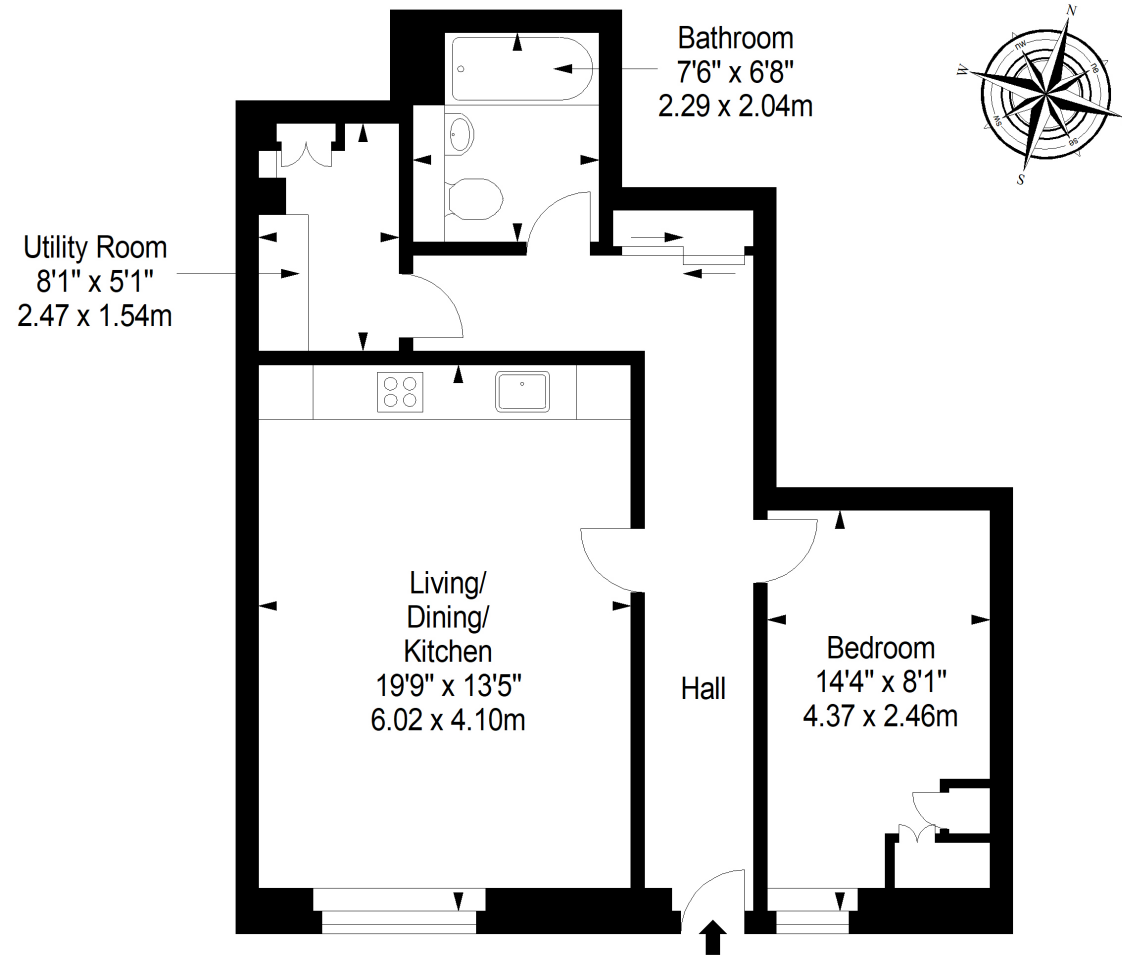
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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