










Fixed Price

£310,000

37 Bowes Place

The Wisp | Edinburgh | EH16 4WL

This attractive and well presented detached house with fantastic private gardens and double driveway forms part of an established modern development within the sought after area of The Wisp, close to excellent amenities and commuting links. The property would undoubtedly appeal to professionals and families.

-  3 Spacious Bedrooms
En-suite to principal bedroom
-  Two family rooms including
open plan kitchen/dining
-  Downstairs utility room and WC
1 family bathroom
-  Double Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The beautiful property comprises; welcoming entrance hallway, light and airy family room, stunning fitted kitchen with breakfast bar, open plan to dining area and second family room with French doors providing access to the large rear garden. A useful utility room, WC and two generous cupboards complete the ground floor layout.

Upstairs there is a well-proportioned principal bedroom with en-suite shower room, two further good-sized double bedrooms with fitted wardrobes and contemporary family bathroom with three-piece suite and electric shower over bath. There is a spacious upper landing with additional storage cupboard and access to a fully floored attic with Ramsey style ladder and light. Further benefits include gas central heating and double glazing.



Extras

Integrated dishwasher, washing machine, wine fridge, oven and hob. All fitted floor coverings will be included in the sale.

Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, lawn and a handy shed, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a double driveway providing off-street parking.

Viewing

Sundays 2-4pm or by appointment through Neilsons 0131 625 2222.





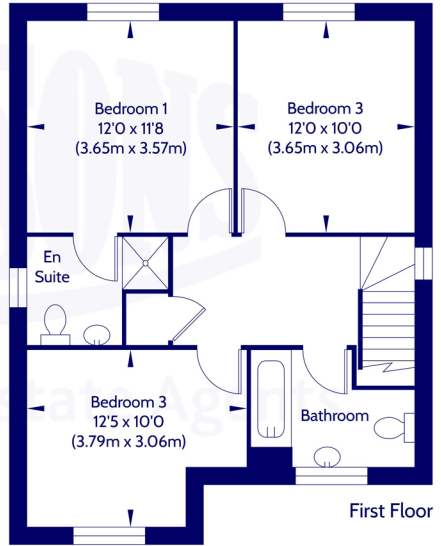
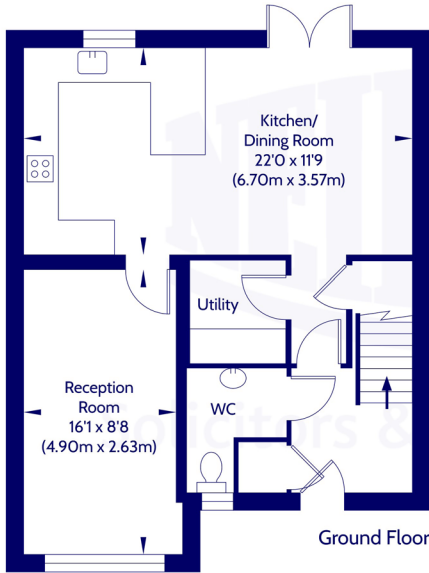
Location

The Wisp is a popular residential area to the South East of the City Centre well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass, and Edinburgh International Airport.





Approx. Gross Internal Floor Area 108.46 Sq M / 1168 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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