



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 9, 30 WEST BOWLING GREEN**

Leith, Edinburgh EH6 5PB

**STREET**



This centrally located one-bedroom, second-floor flat in sought-after Leith comes with spacious accommodation and fresh, neutral interiors. The flat boasts a French-doored open-plan living/dining/kitchen with lovely garden views, modern appliances and handy downlighters. It further features a spacious double bedroom with fitted wardrobes and a contemporary family bathroom with an overhead shower and heated towel radiator. The flat is part of a modern development and benefits from well-kept garden grounds, residents' parking and easy access to excellent amenities, shops, green space and commuter links. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

## FEATURES

- Second-floor flat in Leith
- Part of an exclusive, modern development
- Fresh, neutral interiors throughout
- Entrance hall with storage
- Open-plan living/dining/kitchen with a Juliette balcony
- Spacious double bedroom with storage
- Modern family bathroom with a towel radiator
- Private Juliette balcony with garden views
- Communal grounds
- Residents' parking
- Gas central heating and double glazing







"A ONE-BEDROOM, SECOND-FLOOR APARTMENT WITH AN OPEN-PLAN RECEPTION AREA, SHARED GARDENS AND RESIDENTS' PARKING."





EPC RATING:

B

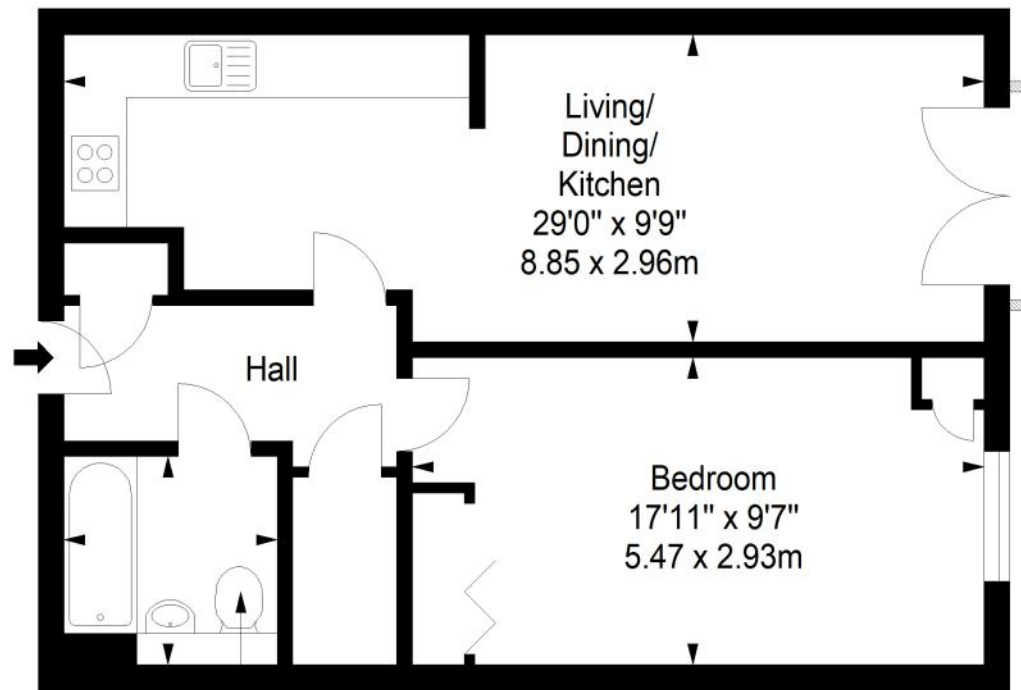
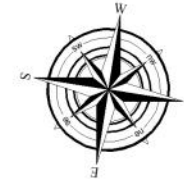
COUNCIL TAX BAND:

C

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Second Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Bathroom  
6'9" x 6'8"  
2.06 x 2.03m

Total area: approx. 53.5 sq. metres (575.9 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
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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