



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 1, 1 Bowes Place

The Wisp, Edinburgh, EH16 4WL

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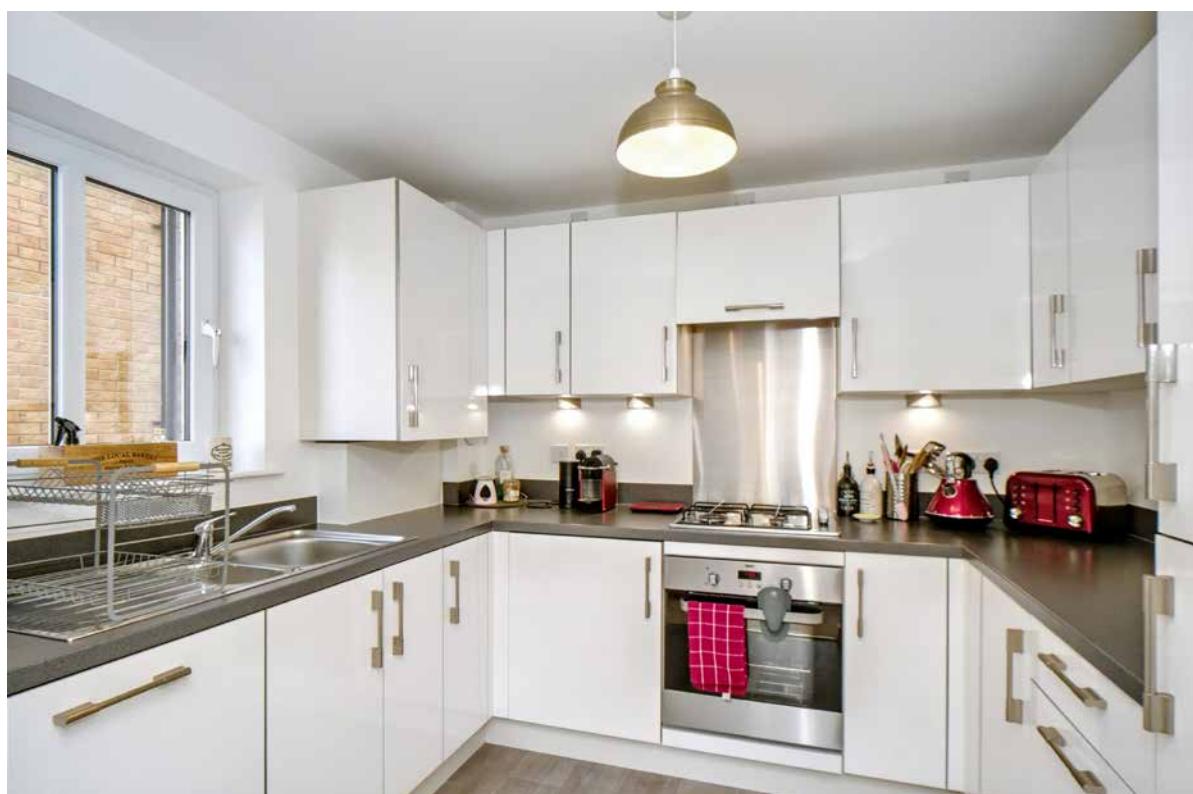
Set on the ground floor of 1 Bowes Place in The Wisp, this two-bedroom flat comes with spacious accommodation with modern interiors finished to high standards. The home boasts a generous double-aspect open-plan living/dining area and kitchen with contemporary cabinetry and handy downlighters, two sun-filled double bedrooms and a family bathroom with a shower-over-bath. Externally, the development offers new owners residents parking, easy-to-maintain gardens and easy access to local amenities, including green spaces, shopping facilities and bus/road links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The development is factored at approx £120-£160 per quarter. They cover building insurance, electricity costs of communal areas, and maintenance of flat block, and grounds of the whole estate.

Property Summary

- Ground-floor flat in The Wisp
- Part of a modern development
- Secure phone entry system
- Crisp, modern interiors
- Entrance hall with storage
- Sun-filled dual-aspect living/dining/kitchen
- Sunny wardrobed main bedroom
- Versatile southwest-facing bedroom
- Bathroom with overhead shower
- Well-kept garden grounds
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - B
- Home Report Value - £180,000



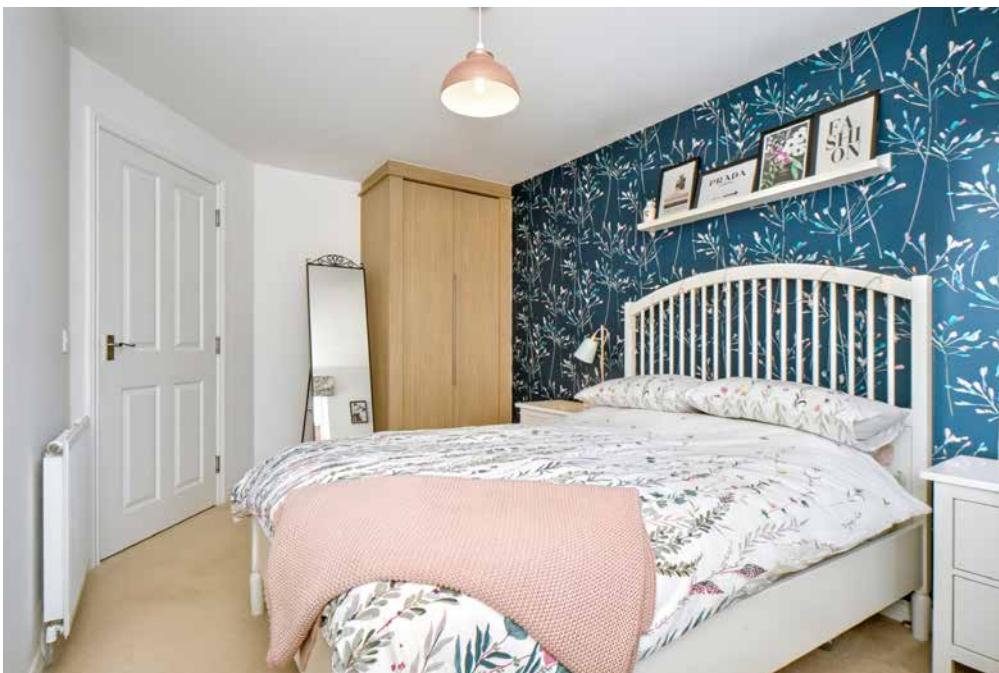


Sun-filled dual-aspect
living/dining/kitchen with
crisp, modern interiors









Sunny wardrobed main bedroom, a versatile southwest-facing bedroom, and a bathroom with an overhead shower





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dream property!



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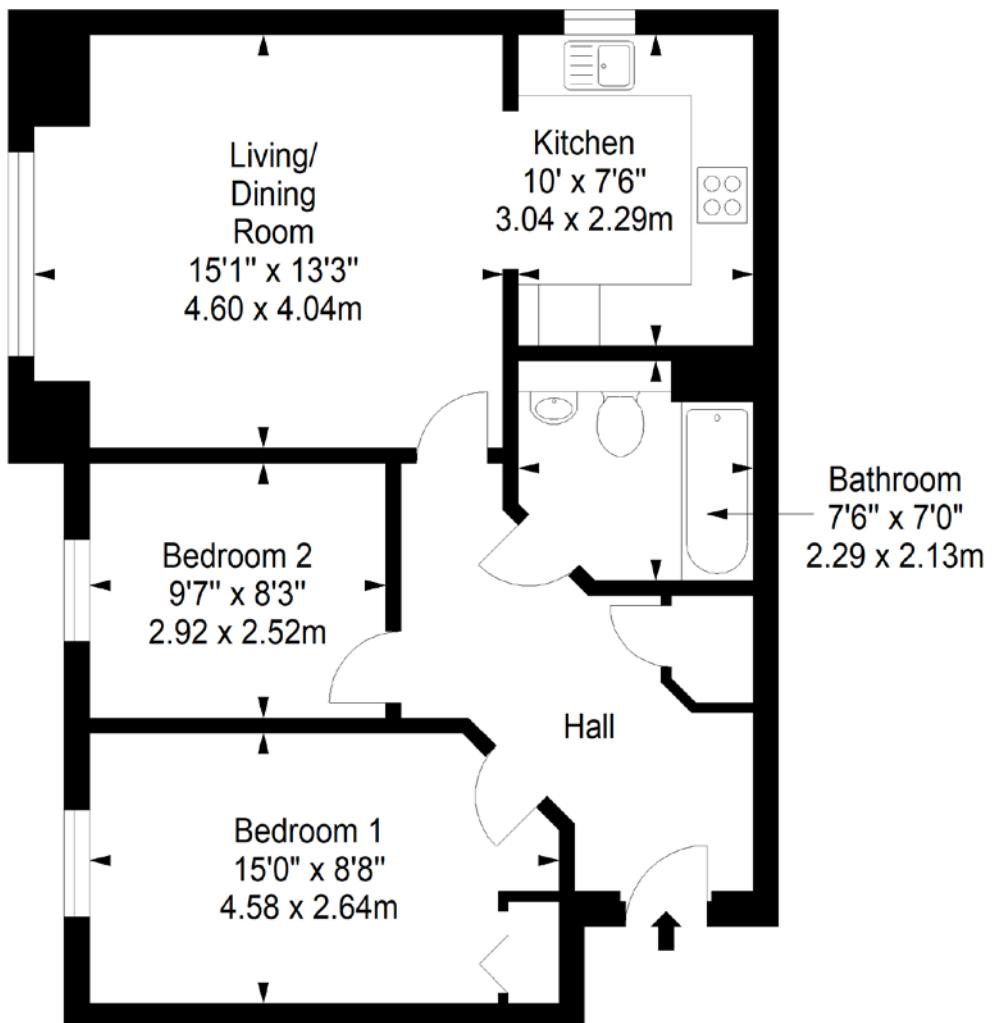
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



Total area: approx. 61.1 sq. metres (657.7 sq. feet)