



47 Bowbridge Crescent,
Mortonhall, Edinburgh, EH17 8UX.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with understairs storage.
- Attractive & good-sized living room.
- Superb dining kitchen with integrated appliances.
- French doors with access to rear garden.
- Utility room with WC off.
- Upper landing with access to attic storage space.
- Master bedroom with built in mirrored wardrobe & ensuite shower room.
- Three further double bedrooms, two with built in mirrored wardrobes.
- Family bathroom with fitted storage.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Double driveway leading to integral garage.
- South facing patio area to side.
- Extensive enclosed garden at rear.
- Potential to extend to side & rear (subject to the usual planning consents).
- Unrestricted to on street parking.
- Well maintained communal grounds.
- NHBC Guarantee.



GENERAL DESCRIPTION

A fabulous, detached house situated within a popular modern development in the highly regarded Mortonhall district of the city, a short journey to the south of Edinburgh City Centre, close to an excellent range of local amenities and an ideal commuter base. The property would make an ideal family home in a good location, and the property is brought to the marketplace in immaculate condition.s

FACTORING NOTE:

The communal areas within the development are factored by Ross and Liddell approximate charge of £12 per calendar month.

COUNCIL TAX BAND

F.

TRAIN STATION

APPROXIMATELY 4.3 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT

APPROXIMATELY 10.7 MILES TO EDINBURGH AIRPORT.

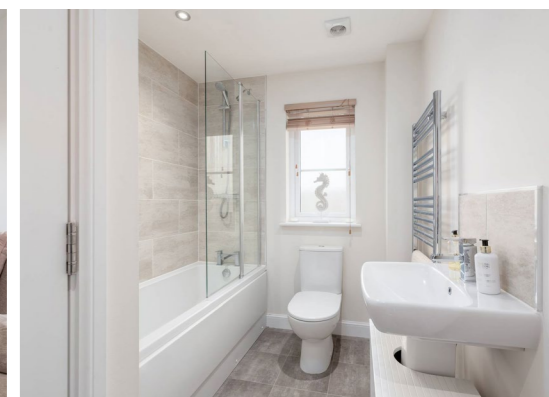
BUSES

WITHIN 200 METRES.

LOCATION

Lying approximately 4 miles to the south of Edinburgh City Centre, the popular Mortonhall district is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing a M&S food hall & Sainsbury's supermarket. Cameron Toll Shopping Centre and Fort Kinnaird are also within the vicinity providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas including the Royal Infirmary of Edinburgh and the Bush Estate. For the commuter, the Edinburgh City Bypass nearby linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. The property gives access to numerous walks from your doorstep, including the Braid Hills and Pentland Hills for those who enjoy the outdoors. Mortonhall Garden Centre and Farm shop are a short walk away, as is the Stable Bar & Restaurant. Gracemount Leisure Centre, the Royal Commonwealth Swimming Pool, Hillend Ski Centre and David Lloyd gym at Shawfair are all within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, AND FRIDGE/FREEZER. THE AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM MAY BE AVAILABLE THROUGH NEGOTIATION.

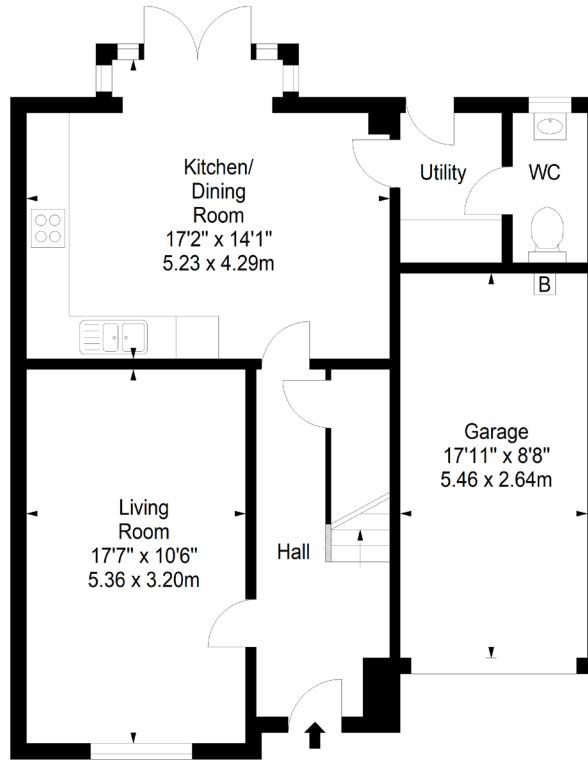
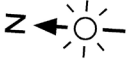




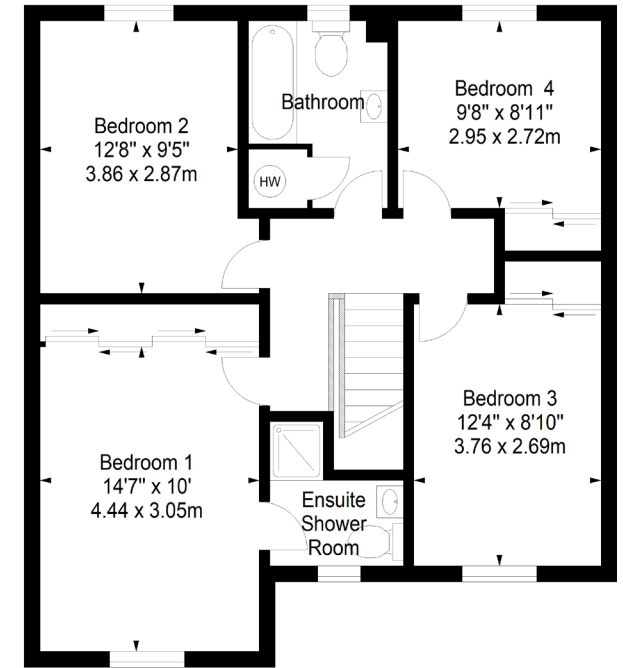
**Bowbridge Crescent,
Edinburgh,
Midlothian, EH17 8UX**



Approx. Gross Internal Area
1284 Sq Ft - 119.28 Sq M
Garage
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.