



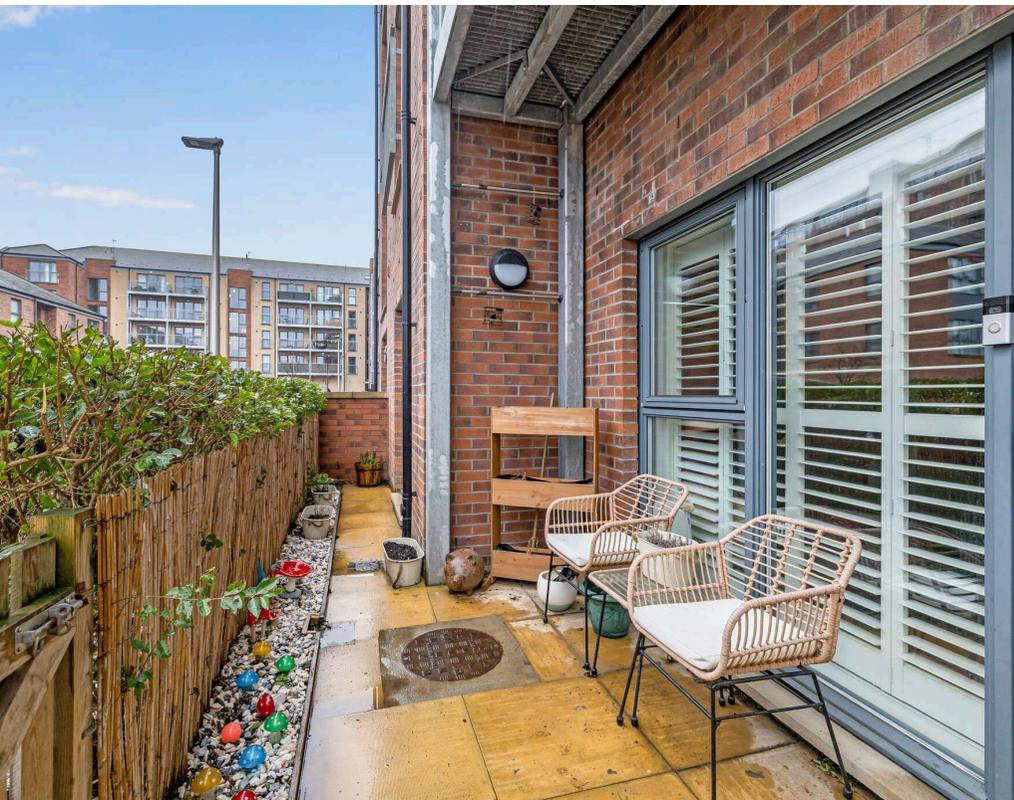
9 West Bowling Green Street, Edinburgh, EH6 5PQ

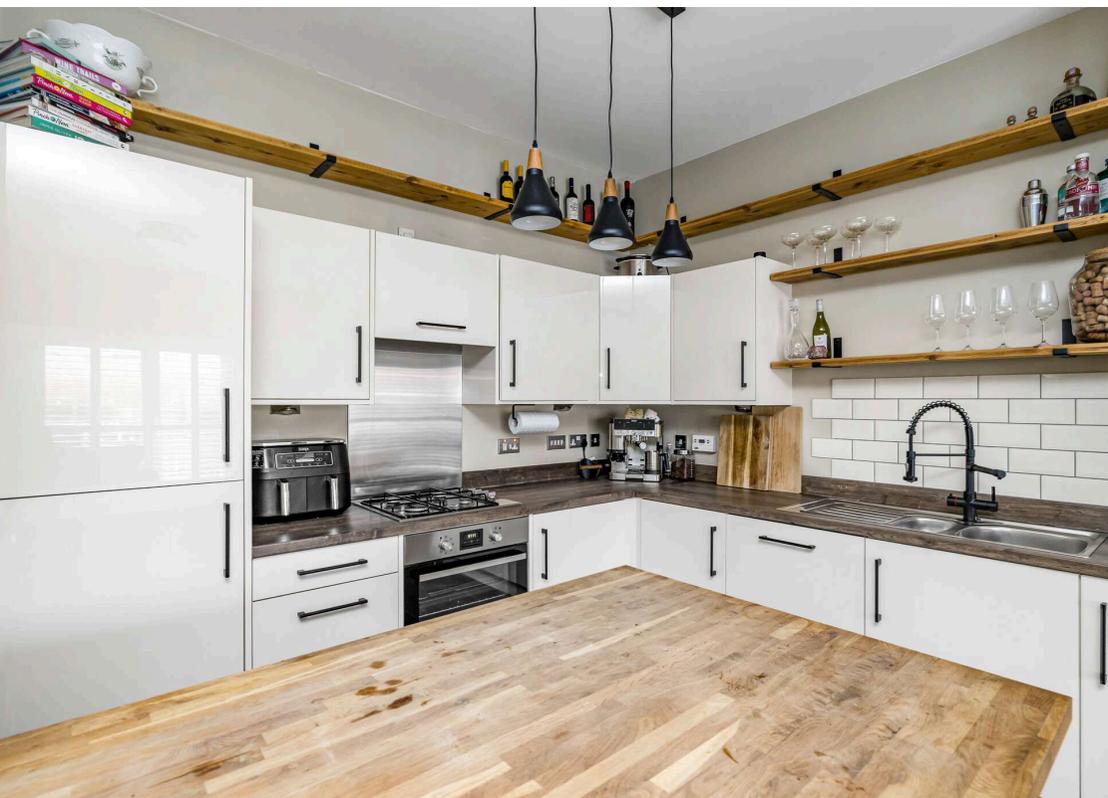


Welcome

Welcome to West Bowling Green Street, an impressive and generously proportioned three-bedroom main door flat, forming part of a well-maintained modern development ideally positioned in the sought-after Leith area of Edinburgh. Offering excellent internal space, and the convenience of its own private entrance along with a private rear patio, residents parking and communal garden areas; this property will appeal to a wide range of buyers including families, professionals, and investors alike. Presented to the market in good order throughout, we would recommend an early viewing.

- Main door entrance
- Welcoming reception hallway with useful storage
- Open plan living/dining and kitchen, direct access to patio area
- Fully equipped kitchen, island included
- Three double bedrooms one with en suite
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Double glazing
- Gas central heating
- Private rear patio
- Resident's parking with on street parking available
- Communal garden areas







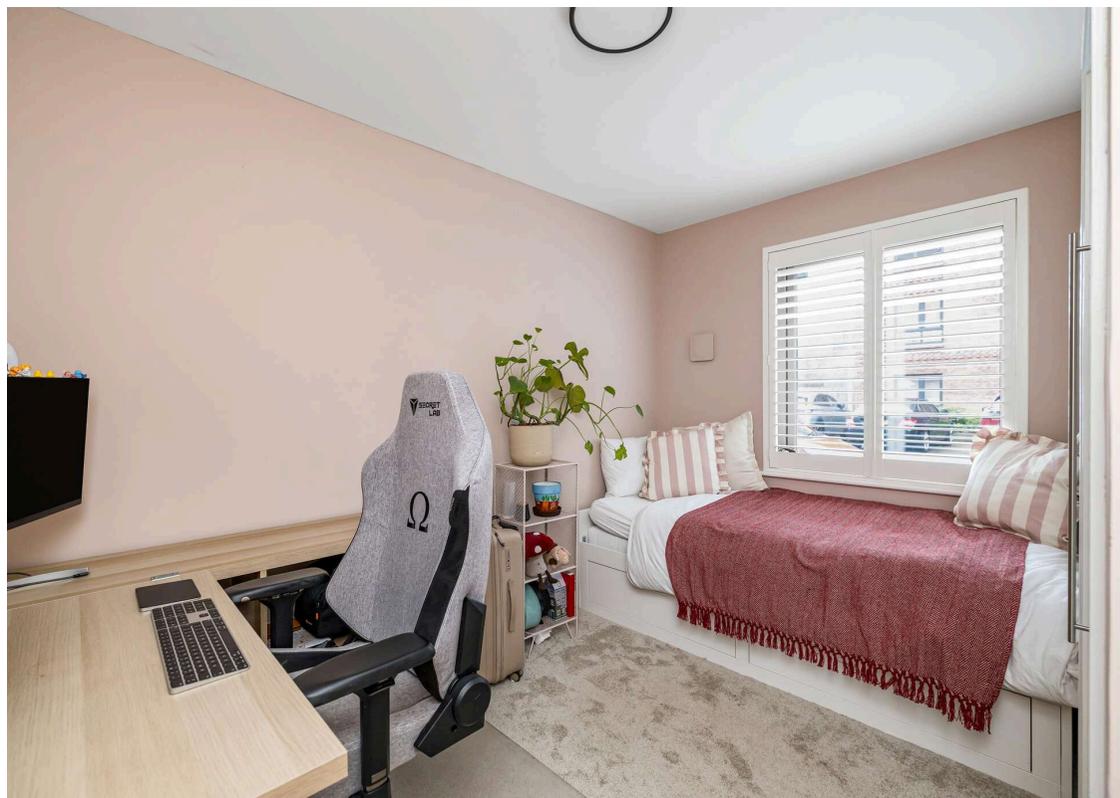
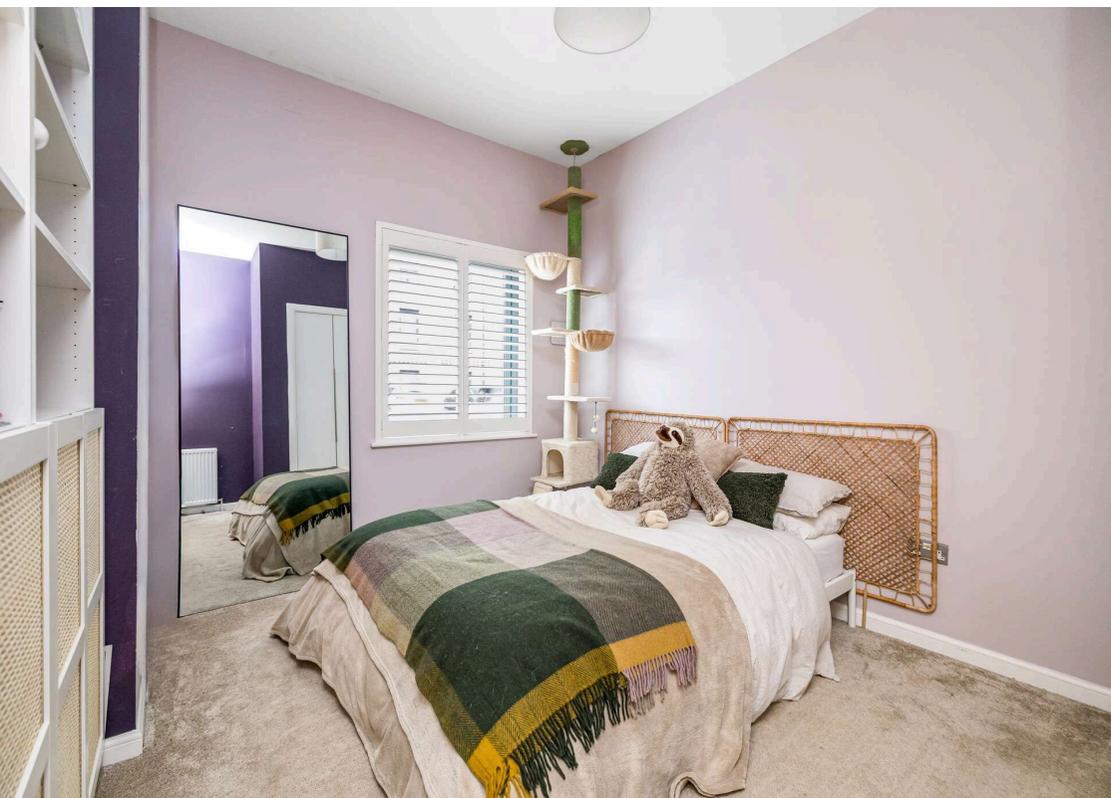
Leith

Historic Leith is a bustling and sought-after area with a wide variety of leisure and retail amenities and only a 20-minute bus journey from Edinburgh's city centre. In addition to its proximity to Leith Walk with its bars, cafés, and takeaways only a short drive from Ocean Terminal with its well-known retailers, restaurants, gym, and cinema. The cosmopolitan Shore on the waterfront with its Michelin starred eateries, and popular bars and bistros is less than one mile away. There is direct access to The Water of Leith walkway and National Cycle Route 75 which takes you straight to Stockbridge. Nearby schooling includes Granton Primary and Holy Cross RC Primary, Broughton High and St. Thomas of Aquin's RC High School. Regular bus services will take you swiftly into the city centre and the tram stops at The Shore or Newhaven are a short stroll away

Agents notes

The integrated kitchen appliances, shutters and fitted floor coverings are included. The development is factored by Trinity with an approximate annual fee of £1,100 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

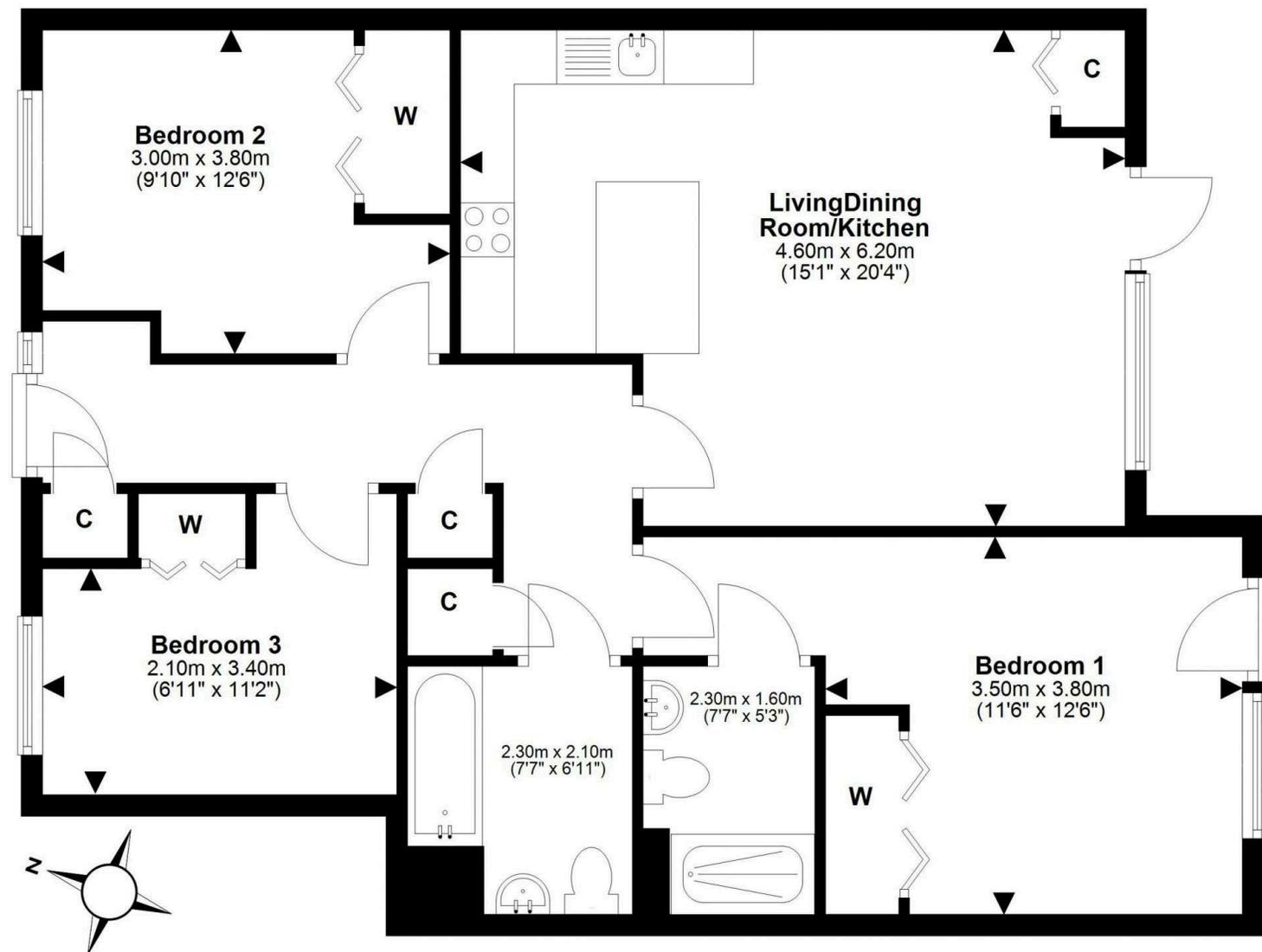
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.