



4/7 Bowhill Terrace,
Edinburgh
EH3 5QY



3rd Floor Flat



accommodation

- Entrance hall
- Bay windowed sitting room
- Fitted kitchen
- Two bedrooms
- Bathroom
- Shared garden

features

- Sanded floors
- Decorative cornice
- Feature fireplace
- Gas central heating
- Double glazing
- Security entry phone system

description

Bright and exceptionally spacious top floor flat in a traditional Edinburgh tenement, just a short walk from the the Royal Botanic Gardens and Goldenacre playing fields. Neutral decor and period features compliment each other to provide superb accommodation in move in condition. The accommodation comprises entrance hall with wooden floors and two storage cupboards, a beautiful bay windowed sitting room with sanded floor, decorative cornice, feature fireplace and open views. The kitchen has two skylights providing natural daylight and is fitted with a range of wall and base units, there is a double bedroom to the front with modern shutters, a second bedroom quietly located to the rear overlooking the communal gardens, and a bathroom with white suite and mixer tap shower fitting over the bath. Overall, the property must be viewed to be fully appreciated.



EPC:
E



Home Report
Value: £265,000

Items to be included in the sale price:
Kitchen appliances, ceiling light fittings and curtains.
Other items of furniture may be available.



TOTAL FLOOR AREA: 62.8 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, options and availability shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreapp CS204

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