



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1/12 BOWES PLACE**

Edinburgh, EH16 4WL



This contemporary two-bedroom, second-floor flat situated in a sought-after modern development offers light-filled, spacious accommodations with neutral interiors, a generous living room with a south-facing Juliette balcony, an integrated kitchen and two well-appointed bedrooms as well as a modern bathroom with shower over bath. Residents further benefit from a communal rear garden, on-street parking and secure entry. The immediate area boasts excellent amenities including supermarkets, cafes, independent shops, city-wide transport links as well as plenty of green space.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note that no warranties or guarantees will be provided for the appliances.



## FEATURES

- Attractive second-floor flat
- Part of a modern development
- Spacious accommodation in a neutral palette
- Secure building entry
- Welcoming hall with built-in storage
- Well-appointed, spacious living room
- Attractive fitted kitchen
- Double bedroom with wardrobes
- Versatile single bedroom
- Modern bathroom with shower over bath
- Communal rear garden
- On-street parking







"THIS CONTEMPORARY TWO-BEDROOM SECOND-FLOOR FLAT IS WELL-PRESENTED WITH ATTRACTIVE MODERN INTERIORS."





EPC RATING:

B

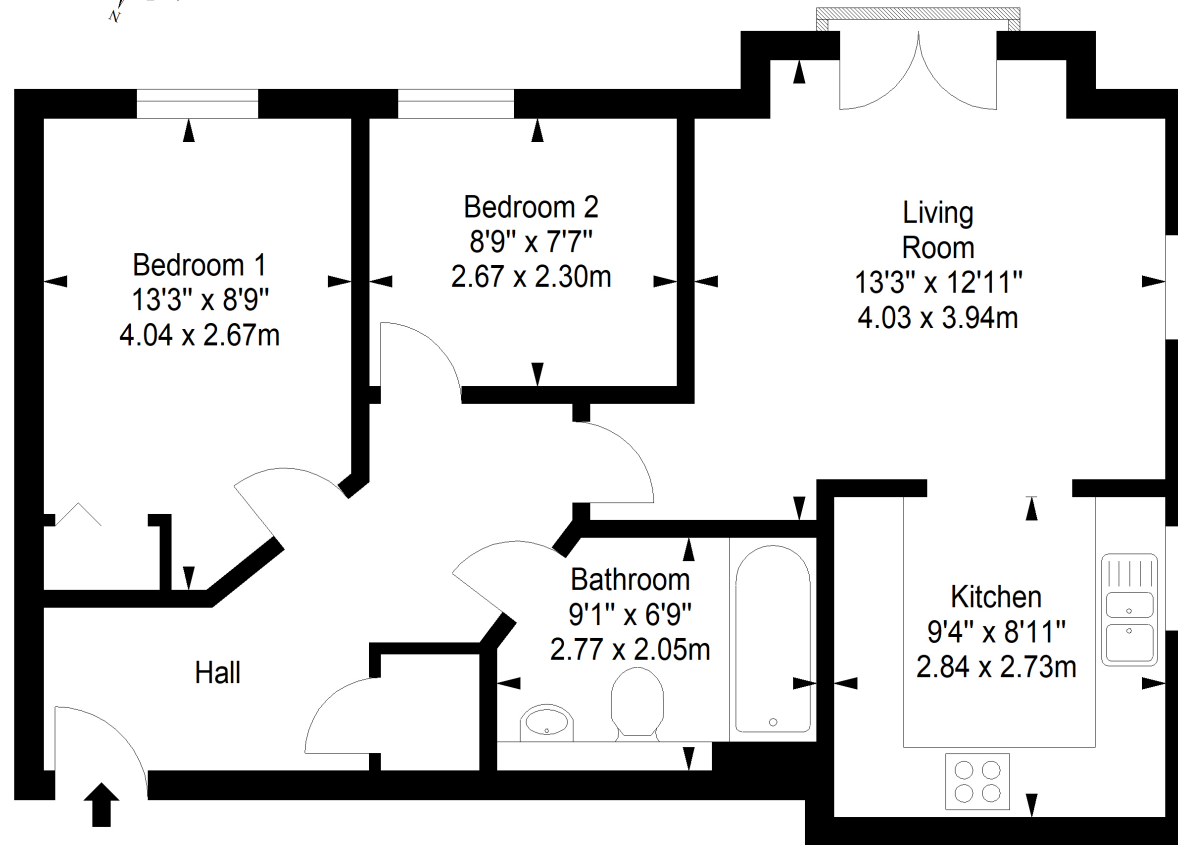
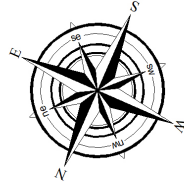
COUNCIL TAX BAND:

B

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Second Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 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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