



Solicitors & Estate Agents










Offers Over

£215,000

6/9 Bowbridge Crescent

Liberton | Edinburgh | EH17 8UX

Neilsons are delighted to offer to market this impressive and truly stunning top floor flat quietly situated within a modern development in Liberton. A short walk from Straiton Retail Park as well as other excellent amenities and commuting links, the property is perfectly suited to first-time buyers, couples and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal
-  EPC Rating – B
-  Council Tax Band – D



Description

The entrance greets you with an inviting L-shaped hallway, featuring a convenient utility cupboard. Moving through, you enter the open-plan living area, offering panoramic views to the east and south through expansive floor-to-ceiling windows and Juliet balconies. The kitchen area is equipped with sleek white gloss wall and base units, integrated appliances, including a double oven and gas hob. Adjacent is the dining space, seamlessly blending into the living area. The main double bedroom boasts mirror-fronted built-in wardrobes and an ensuite with a pristine white two-piece suite, accompanied by a fully tiled cubicle housing a Mira electric shower. A secondary generously sized double bedroom and a bathroom with a white three-piece suite, featuring full-height tiling around the bath, a thermostatic shower, and a glass screen, complete the accommodation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property is surrounded by lovely, well maintained communal grounds and ample resident's parking is available to the rear.

Factor fees are payable to Ross & Liddell of approximately £700 per annum (inclusive of building insurance) with a £250 deposit payable.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

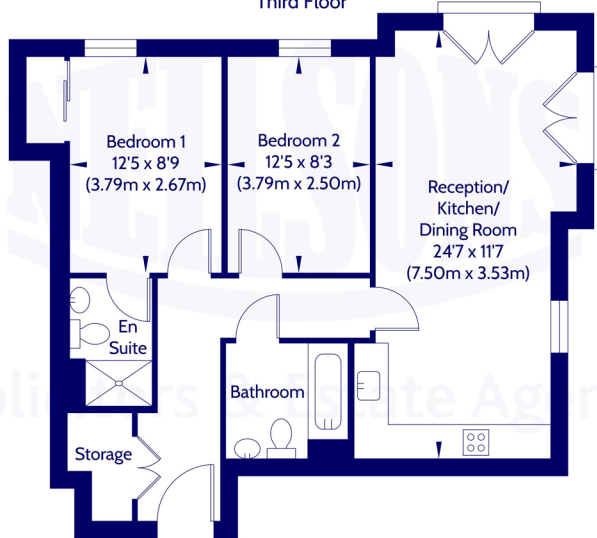
The property is situated within a sought after modern development which lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills The Blackford Hills and the Royal Observatory are close at hand and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach (including the new Frogston Primary School which is opened in 2021 within the Heritage Grange development).





Approx. Gross Internal Floor Area 65.62 Sq M / 706 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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