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Fixed Price

£300,000

23 Bowbridge Crescent

Liberton | Edinburgh | EH17 8UX

A fantastic opportunity has arisen to acquire this lovely three bedroom end-terraced villa quietly situated within a sought-after modern development in Liberton. A short walk from Straiton Retail Park, as well as other excellent amenities and commuting links, the property is well-suited to a multitude of buyers including growing families.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Unallocated parking
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge with a handy understairs storage cupboard, sleek fully-fitted kitchen/diner with a range of integrated white goods and tiling in splash areas whilst being styled with glossy white units, separate utility room, ground floor W/C, first floor landing with attic access, first generously-proportioned double bedroom with a walk-in closet and fitted wardrobes with sliding mirrored doors, second double bedroom with a rear outlook and space for freestanding furniture, third single bedroom offering flexible use as a dressing room or home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a security intruder alarm system, solar panels, gas central heating and double glazing throughout.

Factor fees are payable of approximately £19 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property. The South-facing rear garden is fair in size and is mostly laid with a well-kept lawn and separate patio area allowing for garden furniture. For the car owner, there is unallocated residents parking as well as ample on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





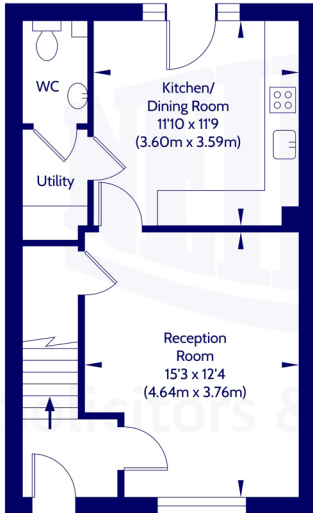
Location

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.

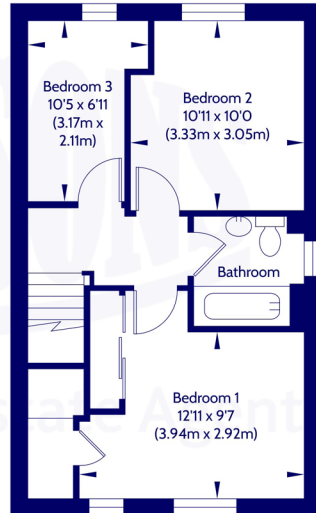




Approx. Gross Internal Floor Area 81.04 Sq M / 873 Sq Ft.



Ground Floor



First 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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