



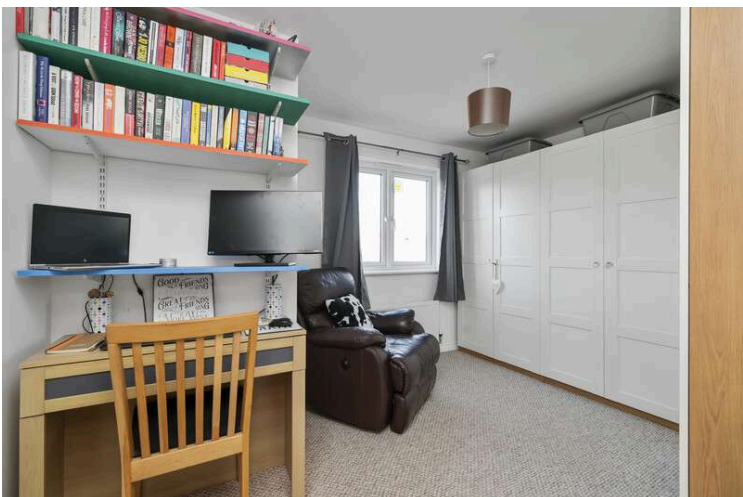
37 Bowes Place, Edinburgh, EH16 4WL

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Most impressive three bedroom detached villa, which has been carefully altered by the current owner to offer bright and spacious living accommodation arranged over two floors with an impressive dining kitchen giving direct access to the landscaped rear garden. The property forms part of a modern development whilst boasting an extremely convenient location in the Wisp area of Edinburgh, close to many local amenities, the Royal Infirmary along with excellent transport links. The property is presented to the market in excellent order throughout.

- Reception hallway with ample storage facilities.
- Front facing, bright and spacious living room with useful built in storage housing the boiler.
- Impressive kitchen diner equipped with a range of wall and base units along with integrated appliances, breakfast bar and dining/family area with direct access to the rear garden.
- Utility room with wall and base units, integrated washing machine and space for a tumble dryer.
- Cloakroom with WC and wash hand basin.
- Spacious landing area with linen cupboard, ladder and hatch access to floored attic space with light.
- Rear facing master bedroom with en-suite shower room.
- Second rear facing double bedroom with built in triple wardrobe.
- Third bedroom to front of property currently used as a dressing room and office space, wardrobes included in sale.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating and double glazing.
- Fully enclosed rear garden with patio area, garden shed, side gate access.
- Front garden along with a double driveway.



Location

The Wisp is a popular residential area to the Southeast of the City Centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.

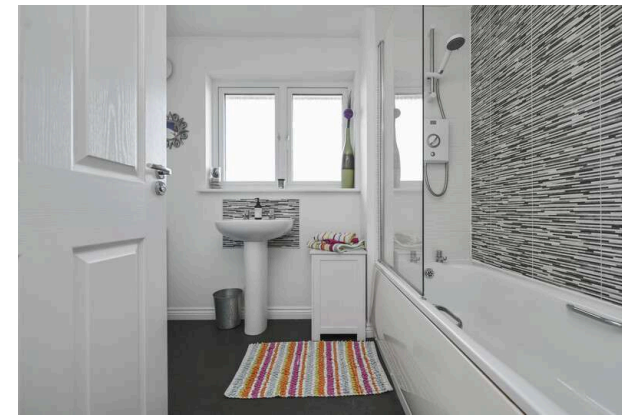
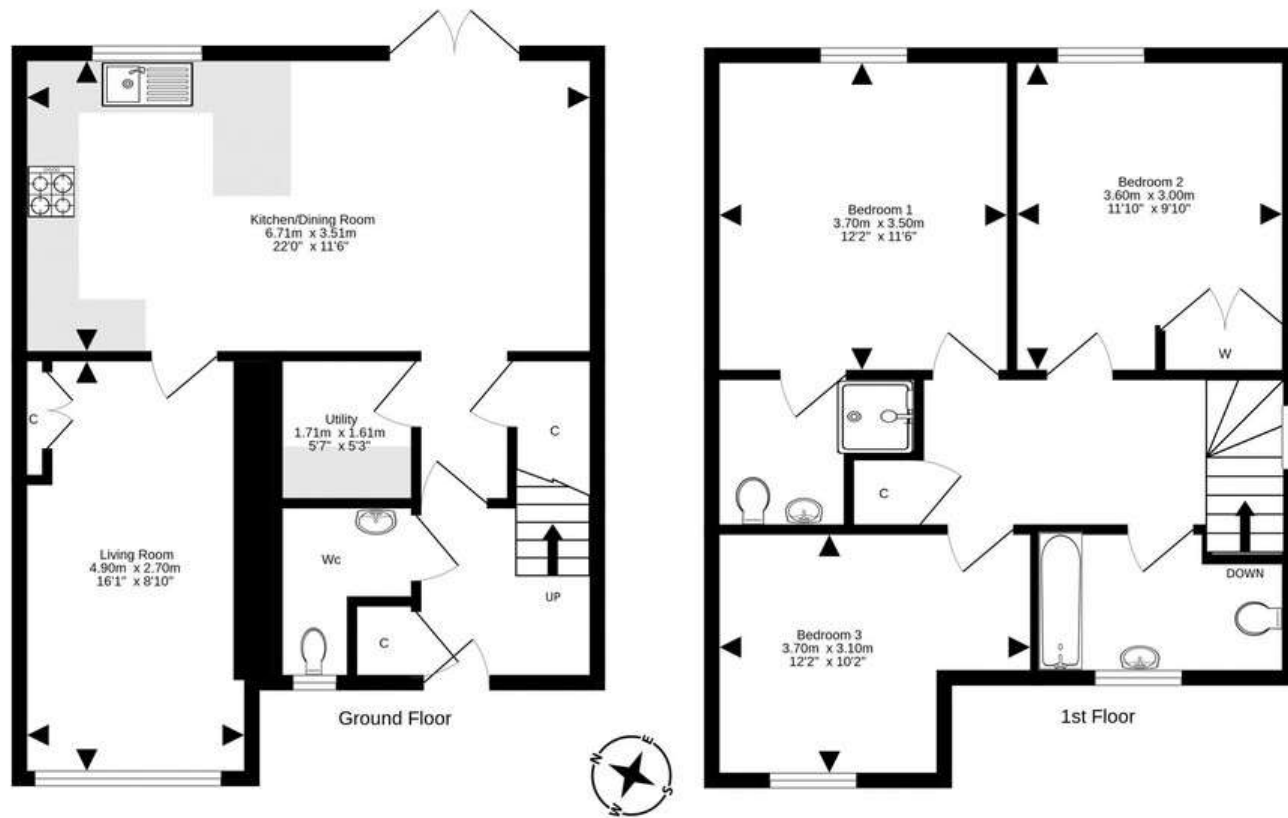
Extras

Integrated kitchen appliances including dishwasher, gas hob, double electric oven and wine fridge are included as are blinds and fitted floor coverings throughout.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - B



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

