





Welcome

Welcome to Bowbridge Crescent, a fantastic opportunity to acquire this fabulous, four bedroom detached property which offers excellent and perfectly proportioned family sized accommodation, further benefits include a single garage and driveway along with gardens to the front and to the rear. The property forms part of a factored development ideally located in the sought after Liberton area of Edinburgh, close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Dining kitchen with direct access to the rear garden.
- Utility room.
- Cloaks comprising WC and wash hand basin.
- Four bedrooms, master with en-suite.
- Family bathroom comprising WC, wash hand basin and bath with shower over.
- Attic storage.
- Gas central heating.
- Double glazing.
- Enclosed rear garden.
- Garden to the front.
- Single garage and driveway with further on street parking available.







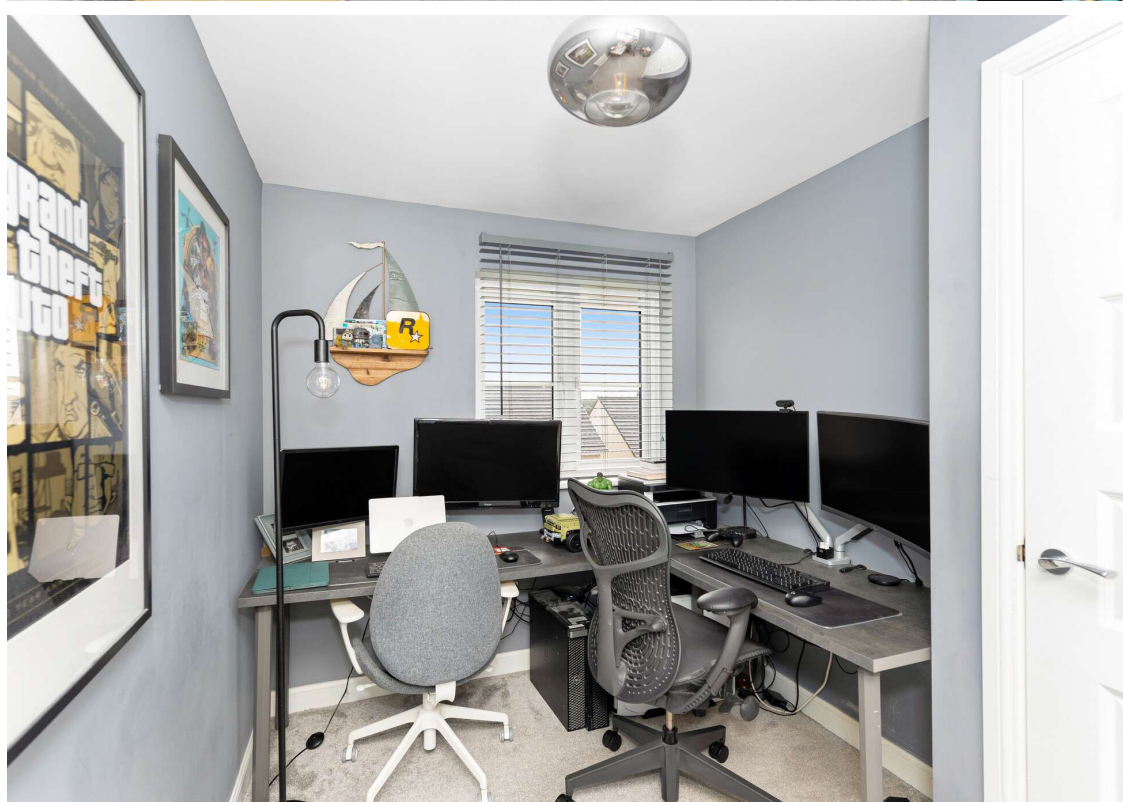
Liberton

The property is situated within a sought after modern development which lies approximately four 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 with the Blackford Hills and the Royal Observatory 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.

Agents note

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Ross & Liddell with an approximate annual fee of £150.00 not including buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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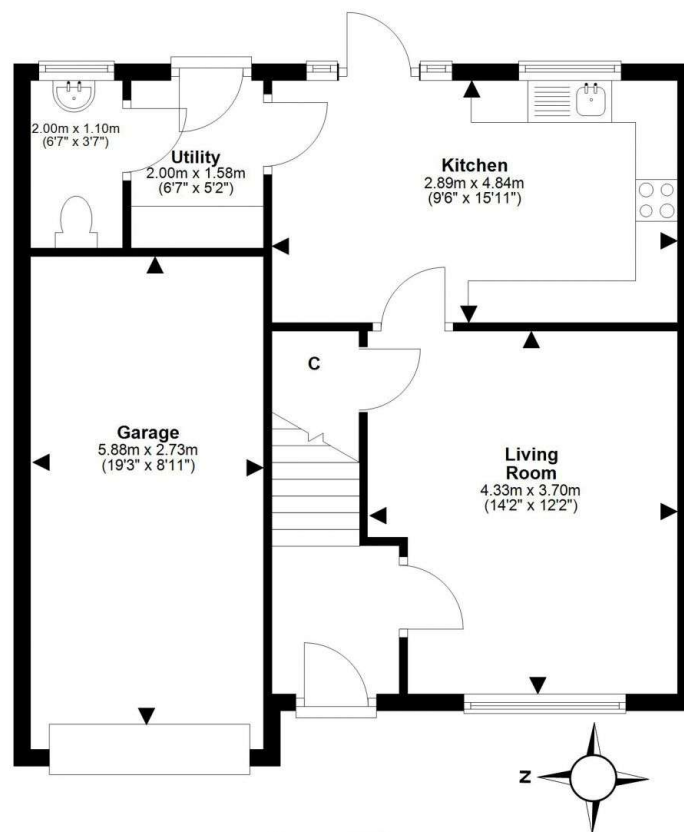
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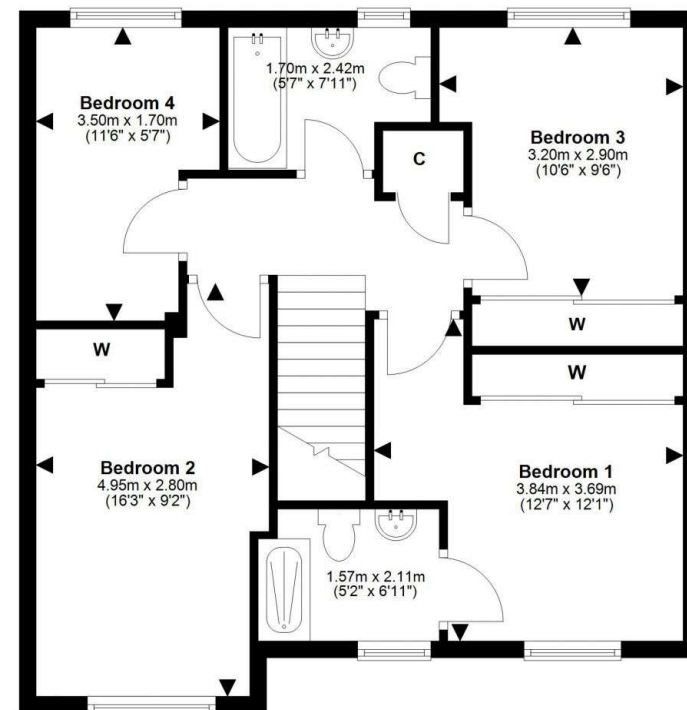


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.