

KILGOUR

PROPERTY



3/6 Bowhill Terrace, Edinburgh EH3 5QY





- Kitchen/Dining Room
- Bay windowed Living Room
- Shower Room
- Bedroom
- Gas central heating
- Double glazed windows
- Communal Garden/ Drying area
- Secured Communal Entry
- Council Tax – Band C
- EPC – Band C

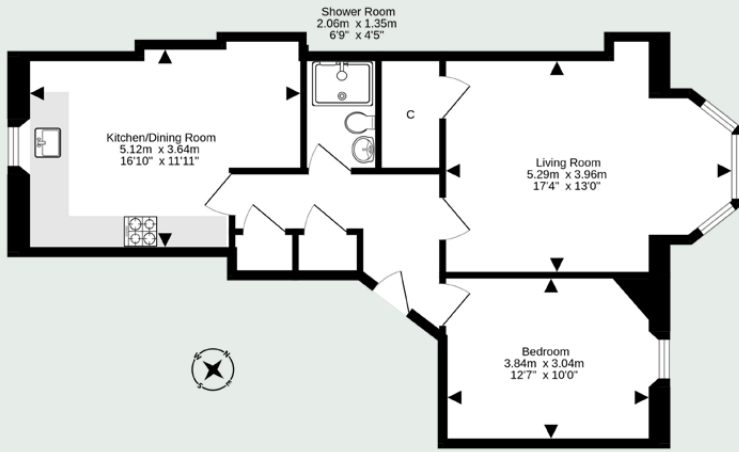
Viewing by appointment through selling agent on 0131 273 5233

Description

Bright and exceptionally spacious top floor flat in a traditional Edinburgh tenement with excellent period features. Just a short walk from the Royal Botanic Gardens and Goldenacre playing fields. The property benefits from gas central heating and double-glazed windows. Externally there is a communal garden and parking is available on nearby streets.

Location

The property is located in the popular Inverleith district and is ideally located for access to the city and the superb assortment of world class amenities therein. The neighbouring areas of Stockbridge and Canonmills offer an excellent selection of cafes, bars and restaurants, together with some boutique shops and supermarkets. Recreational facilities in the vicinity include the green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre.



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|---------------------|---------------|---------------|
| Living Room | 17'4 x 13'0 | 5.29m x 3.96m |
| Kitchen/Dining Room | 16'10 x 11'11 | 5.12m x 3.64m |
| Bedroom | 12'7 x 10'0 | 3.84m x 3.04m |
| Shower Room | 6'9 x 4'5 | 2.06m x 1.35m |







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