

KILGOUR

PROPERTY



11 Eliza Wigham Bow, Edinburgh EH17 8WX





- Kitchen/Dining Room
- Living Room
- W/C
- Storage Room
- Utility Room
- Garage
- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Garden plus large shed
- Gas central heating
- Double glazed windows
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

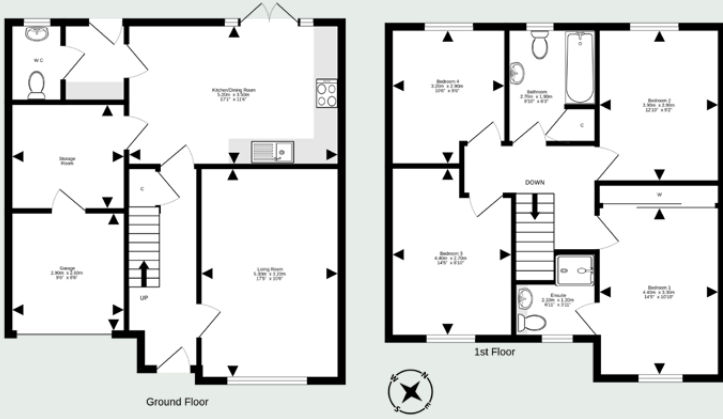
Description

A beautiful four-bedroom detached family home presented in excellent decorative order with contemporary style and finishes throughout. Conveniently located just moments from superb local amenities, quick transport links, and expansive green spaces, it boasts professionally landscaped private gardens front and back, extended driveway, and useful storage room / home office created from a partial conversion of the garage. This property is an ideal purchase in a prime location.

Location

The subjects are located in the south of the city, ideally positioned to take advantage of a variety of shops and cafes at the nearby Straiton Retail Park, such as Marks & Spencer Food, Sainsbury's, Lidl, Next, and TK Maxx. Additionally, Asda, Costco, and IKEA are conveniently located nearby. Additional amenities can be found in the adjacent Liberton area, with the Cameron Toll Shopping Centre just a short trip away. The area is well-served by schools from nursery to senior levels. An efficient public transport network operates to most parts of the city and surrounding areas, and the City Bypass and main motorway networks are also within easy reach.

1  4  2  C  EPC BAND F  COUNCIL TAX BAND



Kitchen/Dining Room	17'1 x 11'6	5.20m x 3.50m
Living Room	17'5 x 10'6	5.30m x 3.20m
Bedroom 1	14'5 x 10'10	4.40m x 3.30m
En-Suite	6'11 x 6'11	2.10m x 2.10m
Bedroom 2	12'10 x 9'2	3.90m x 2.80m
Bedroom 3	14'5 x 8'10	4.40m x 2.70m
Bedroom 4	10'6 x 9'6	3.20m x 2.90m
Bathroom	8'10 x 6'3	2.70m x 1.90m
Storage Room	8'10 x 8'2	2.70m x 2.50m
Garage	9'6 x 8'6	2.90m x 2.60m





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