



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4 The Bowling Green

Leith, Edinburgh, EH6 5RP

4 The Bowling Green

This four-bedroom terraced house, part of a modern residential development in sought-after Leith, is within commuting distance of the central capital and is sure to appeal to many buyers, including young families, first-time buyers, and city professionals. The home further boasts a spacious living room with a utility cupboard, a well-appointed dining kitchen with a pantry cupboard, excellent storage capacity, and a modern shower room. Outside, the property benefits from a gated driveway and an enclosed rear garden with an elevated wooden deck and outdoor dining space.

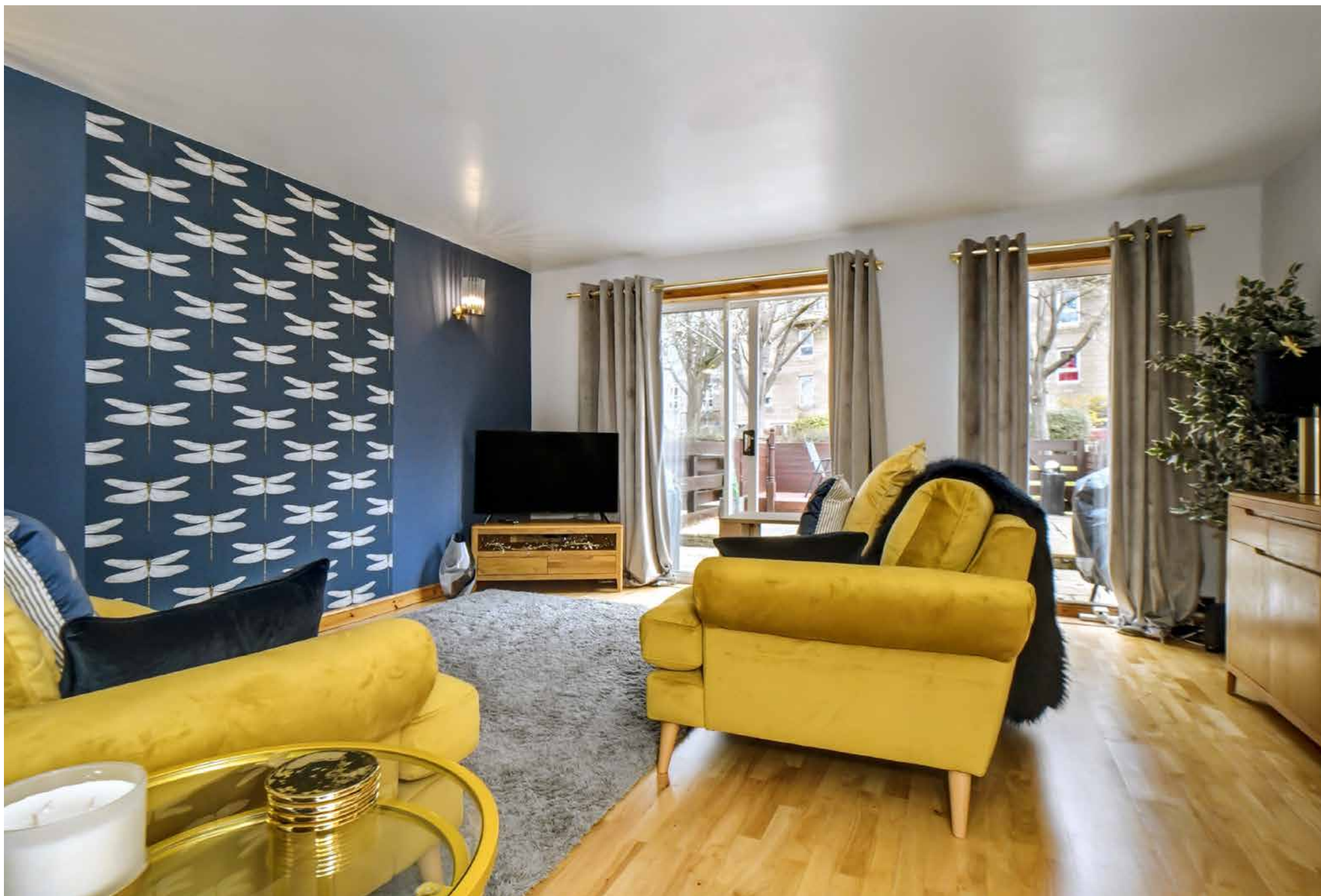
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale



Property Summary

- Terraced house in sought-after Leith
- Part of a modern residential development
- Entrance hall with storage and WC
- Generous living room with utility cupboard
- Sunny dining kitchen with a pantry
- Landing with storage
- Four bedrooms (two with a sunny aspect)
- Versatile attic room and eaves storage
- Modern shower room
- Enclosed rear garden with a wooden deck
- Gated front driveway
- Central heating and double-glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £350,000









"Four bedrooms (two with a sunny aspect), a versatile attic room and eaves storage"





“The property benefits from a gated driveway and an enclosed rear garden with an elevated wooded deck and outdoor dining space”





RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

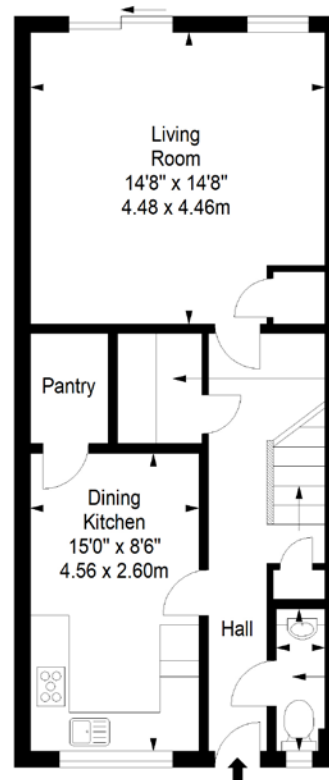
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



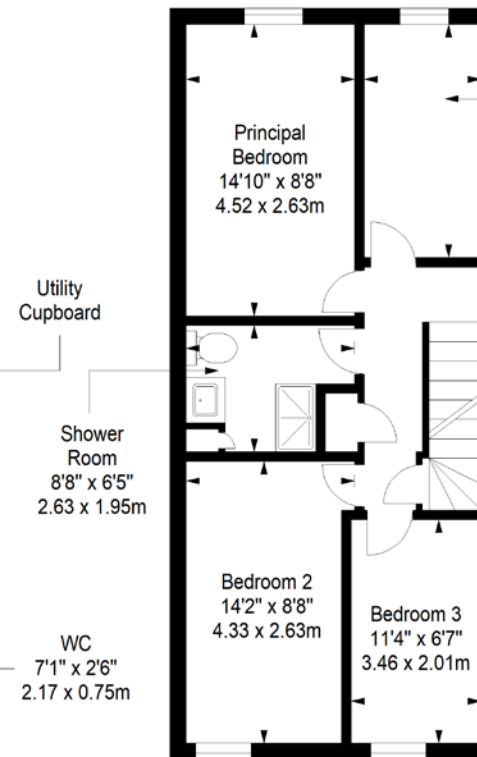
CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

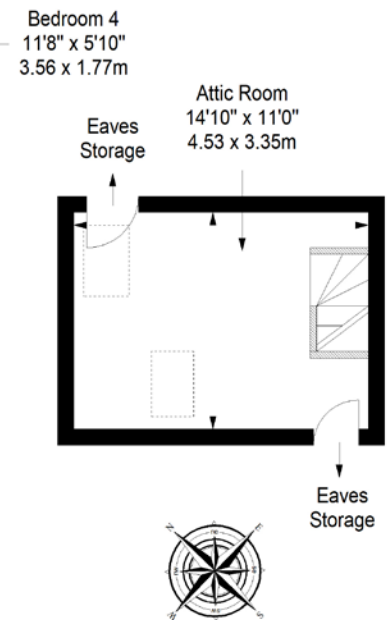
Ground Floor
Approx. 50.5 sq. metres (543.6 sq. feet)



First Floor
Approx. 50.5 sq. metres (543.6 sq. feet)



Attic
Approx. 15.2 sq. metres (163.6 sq. feet)



Total area: approx. 116.2 sq. metres (1250.8 sq. feet)