



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 5 Bowbridge Crescent

Liberton, Edinburgh EH17 8UX



# 5 Bowbridge Crescent

Tucked away in a modern development in sought-after Liberton, this delightful three bedroom semi-detached villa with integral garage, enjoys a peaceful yet well-connected address. Quick and easy access to the city by-pass, connects you to major road networks, and the Pentland Hills a 10 minute drive.

The property is beautifully presented, starting with a stylish living room, which leads through to an amazing kitchen/diner, which has a patio door opening onto the west facing garden. Sleek gloss units, house integrated appliances. Adjacent is a practical utility room and downstairs WC.

Upstairs are three excellent double bedrooms; the master bedroom, boasts built-in wardrobes and an en-suite shower room. Completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen.



## Property Summary

- Semi-detached villa, in sought-after Liberton
- Stylish living room
- Modern kitchen/diner
- Utility room
- Downstairs WC
- Three double bedrooms
- Stylish three-piece bathroom
- En-suite shower room
- Gas central heating & double glazing
- Front garden and west-facing enclosed rear garden
- Integral garage & driveway to front
- EPC Rating - B | Council Tax Band - E

Home Report Value - £350,000

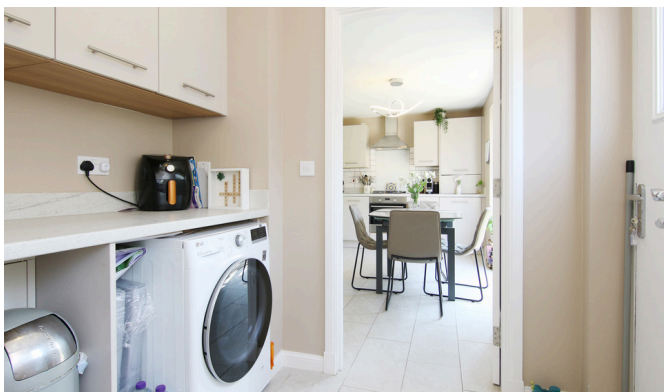








Bright & modern  
villa with stylish  
interiors, in  
popular Liberton









Externally, there is a low maintenance front garden and a west-facing rear garden, mainly laid to lawn with a patio seating area .

Parking: Integral garage with driveway

Factors: Ross & Liddell maintains development grounds, with a quarterly fee of approx. £60/£70.

Extras: fitted floors, blinds, and all integrated kitchen appliances, to be included in the sale.



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**dream property!**



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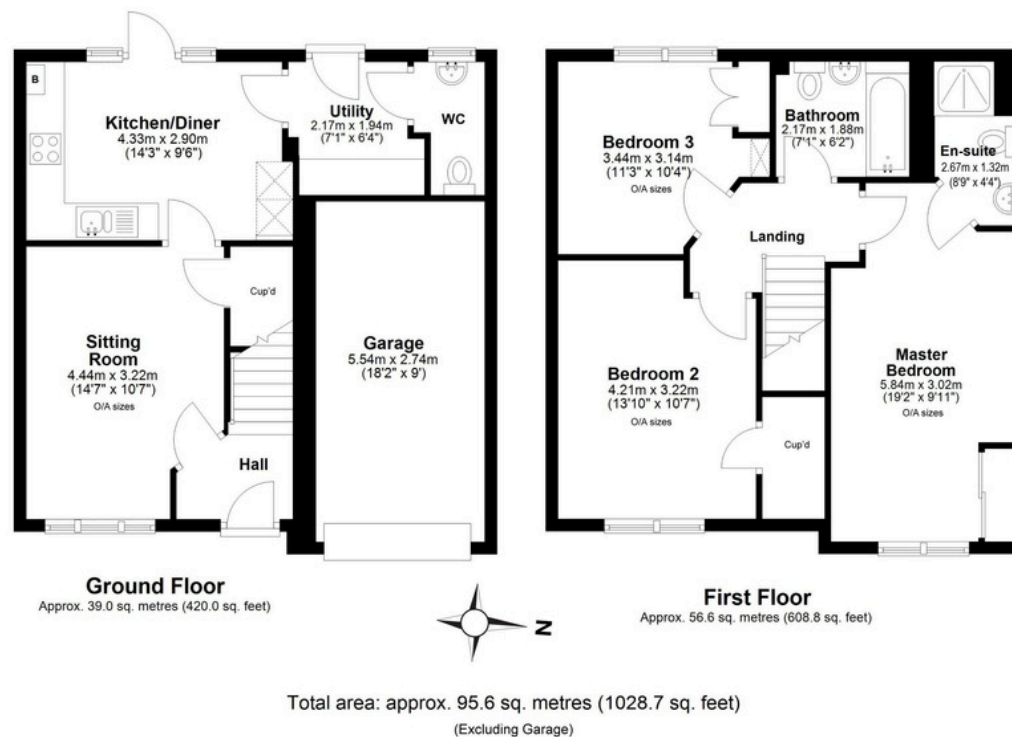
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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

Liberton is a highly sought after residential suburb, lying south of Edinburgh city centre. It encompasses a vast area, west from the Hermitage of Braid and Blackford Hill Nature Reserve over to Craigmillar Castle, in the east. The Edinburgh Royal Infirmary is close by as well as Edinburgh Universities Kings Buildings Campus. Good local amenities are available, along with a Morrisons on Gilmerton Road and more extensive shopping can be found at nearby Cameron Toll, with additional options of Straiton Retail Park in the west or Fort Kinnaird to the east. Fabulous walks are available with a wide choice of open parkland in the area, offering great leisure opportunities, including the golf courses of Liberton and the Braids.

An excellent choice of schooling is available including Liberton High School. Quick and easy access to the city by pass, inturn linking to all the major road networks, makes this an ideal location and there are regular bus services into the city centre.