




COULTERS[©]

3/6 BOWHILL TERRACE

TRINITY, EDINBURGH, EH3 5QY

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/6 Bowhill Terrace is a beautifully bright and well-positioned top-floor flat in the heart of the highly sought-after Trinity district. This charming one-bedroom, one-bathroom home offers a peaceful setting with excellent access to the city's many amenities.

A welcoming hallway connects each room, with the sitting room positioned to the front of the property. This elegant space is flooded with natural light from a generous bay window, and features a striking fireplace that adds warmth and character - the perfect setting for both relaxing and entertaining.

KEY FEATURES



Bright top floor flat.



One spacious double bedroom.



Well maintained shared rear garden.



Permit on-street parking.



Within walking distance of Inverleith Park.



Great independent amenities nearby.



EPC Rating - C



Council Tax Band - C





At the opposite end of the hall lies a spacious and well-equipped kitchen, with room for dining and everything needed for modern living. The large double bedroom offers a calm and comfortable retreat, while the bathroom is neatly presented and well maintained.

To the rear, a shared garden offers a quiet, green space to unwind, and permit parking is available on the surrounding streets. The elevated position of the flat ensures a sense of privacy, along with open views and plenty of natural light throughout.



THE LOCAL AREA

The well-established residential area of Trinity is popular thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby whilst green open spaces closer to the property include the cycle path network, Starbank Park, Lomond Park and Victoria Park. For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants nearby on both Granton Road and at Goldenacre, all of which are supplemented by a large Morrison's supermarket on Ferry Road.

Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants. The area has fantastic public transport links into the city centre, and offers access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £TBC



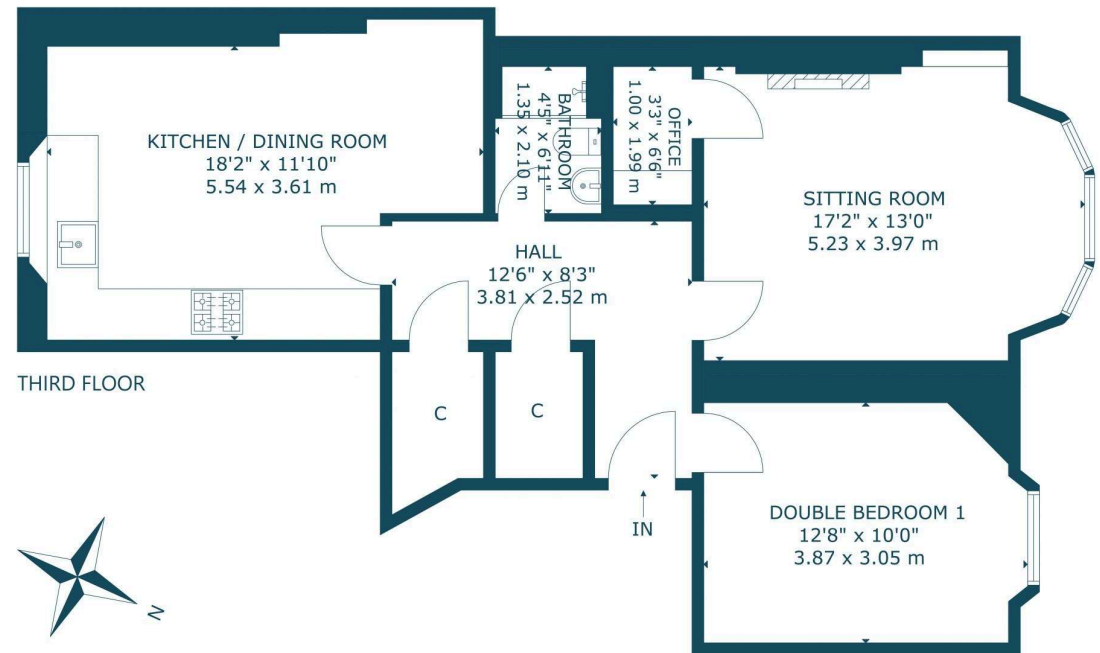
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



THIRD FLOOR

3/6 BOWHILL TERRACE, TRINITY, EDINBURGH, EH3 5QY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 72 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.