



30 Bowbridge Crescent  
EDINBURGH | EH17 8UX

  
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## 30 Bowbridge Crescent,

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Set in the heart of the Heritage Grange development by David Wilson Homes, moments from excellent amenities, quick transport links and vast open green spaces. This immaculately presented four-bedroom, detached house boasts two en-suite shower rooms, a sunny south-west facing garden and two car driveway with EV charging point.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, an internal door to the insulated and floored garage, a stylish modern open plan dining kitchen with patio doors out to the landscaped rear garden, utility room and WC. The kitchen benefits from neutral units, 5 ring gas hob, double fan oven and grill, integrated fridge/freezer, dishwasher, large dining space and sunny window box seating area.

Upstairs there are four double bedrooms, two of which are en-suite with built in storage. Completing the accommodation is the family bathroom with shower over the bath and a heated towel rail. Externally the front and rear gardens are made up of a patio, decking and large shed.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- 4 spacious double bedrooms.
- South-west facing garden with views of the Pentlands Hills.
- 2 car driveway with EV charging point.
- Large open plan kitchen diner.
- 3 bathrooms plus additional downstairs WC - including 2 en-suite shower rooms and a family bathroom.
- Floored and insulated garage with internal door access.
- Hive smart heating system with gas central heating and double glazing.

- Partially floored attic and large side garden shed.
- Built in storage throughout.

Council Tax Band G.

Energy Rating B.

Factor payable to Ross and Liddell approximately £10 a month.

Internal size approx. 130m<sup>2</sup>.

All fixtures, fittings, integrated kitchen appliances, curtains, blinds, washing machine and tumble dryer will be included in the sale.



Heritage Grange lies to the south of the city centre with fast and regular bus links to the city centre, Morningside and Edinburgh Airport. There is a convenience store within the development and a Tesco Express, pharmacy, post office and cafe a short walk away. Also within walking distance is The Stable Bar pub and restaurant, as well as Mortonhall Garden Centre with cafe and farm shop. Further amenities can be reached in less than 5 minutes by car at Straiton Retail Park including a large M&S Food, a gym, coffee shops and restaurants. There is easy access to scenic walking routes through the Pentland and Braid hills. A number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. The city bypass and main motorway networks are also easily accessible.





