41 Bowes Place,

THE WISP | EDINBURGH | EH16 4WL

warners
solicitors & estate agents

41 Bowes Place,

THE WISP | EDINBURGH | EH16 4WL

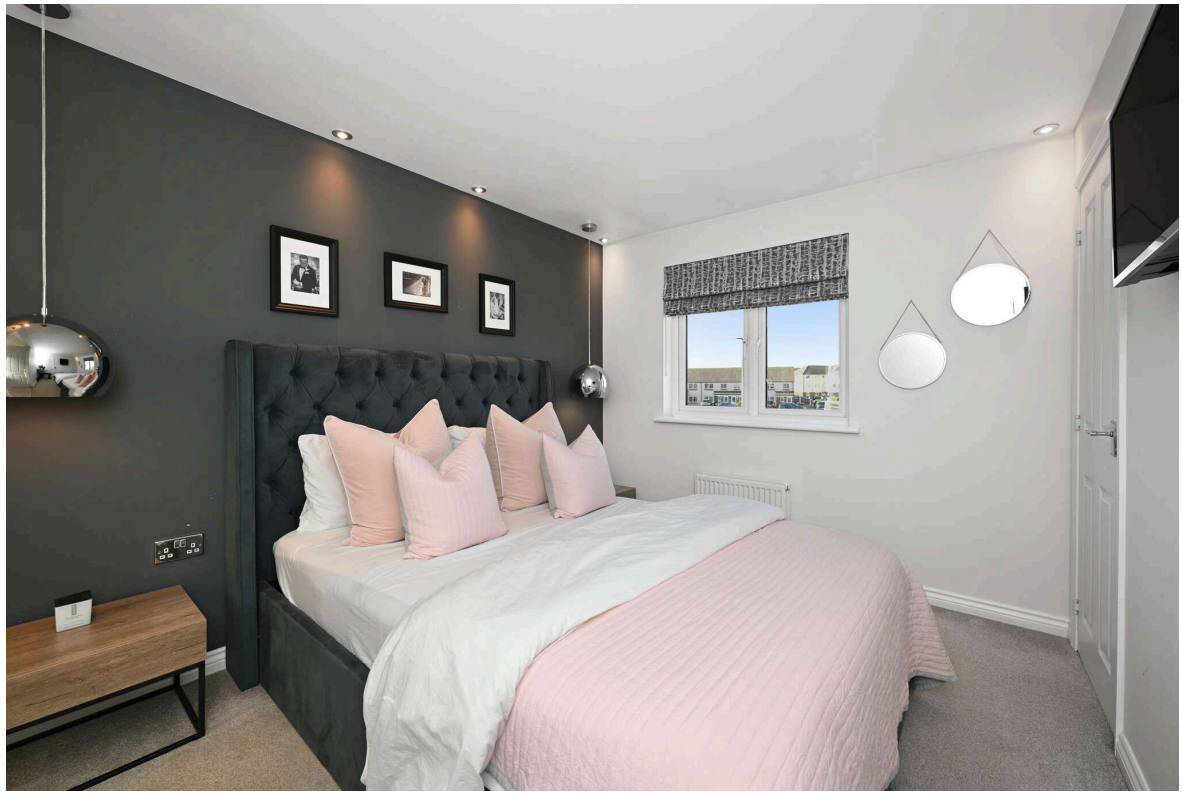
This beautifully presented four-bedroom detached villa home offers bright, spacious and thoughtfully upgraded accommodation over two levels, presented in true walk-in condition throughout. The ground floor is entered via a welcoming hallway with a handy WC. To the rear, the generous living room provides a stylish yet comfortable setting, enhanced by a bespoke media wall and French doors opening directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The contemporary breakfasting kitchen is well appointed with integrated appliances and ample cabinetry, also benefiting from direct garden access. A separate dining room offers excellent versatility and could equally serve as a fifth bedroom or dedicated home office, depending on individual requirements.

Upstairs, the principal bedroom enjoys built-in wardrobe storage and a stylish en-suite shower room, the three further well-proportioned bedrooms provide comfortable flexible accommodation. The luxury family bathroom is finished to a high standard, featuring a contemporary three-piece suite complemented by a distinctive gold ladder radiator.

Further benefits include gas central heating and double glazing. Combining quality upgrades, flexible living space and an excellent corner position, this superb family home is certain to attract strong interest, and early viewing is highly recommended.

- Entrance hallway with WC
- Living room with French doors to rear garden
- Contemporary fitted breakfasting kitchen with integrated appliances and under cabinet lighting
- Main bedroom with built in wardrobe and ensuite shower room
- Three further bedrooms
- Luxury family bathroom
- Gas central heating and double glazing
- Enclosed landscaped rear garden
- Private front garden and monobloc driveway

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

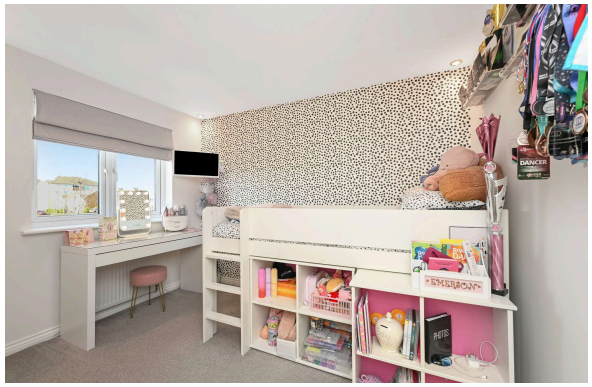


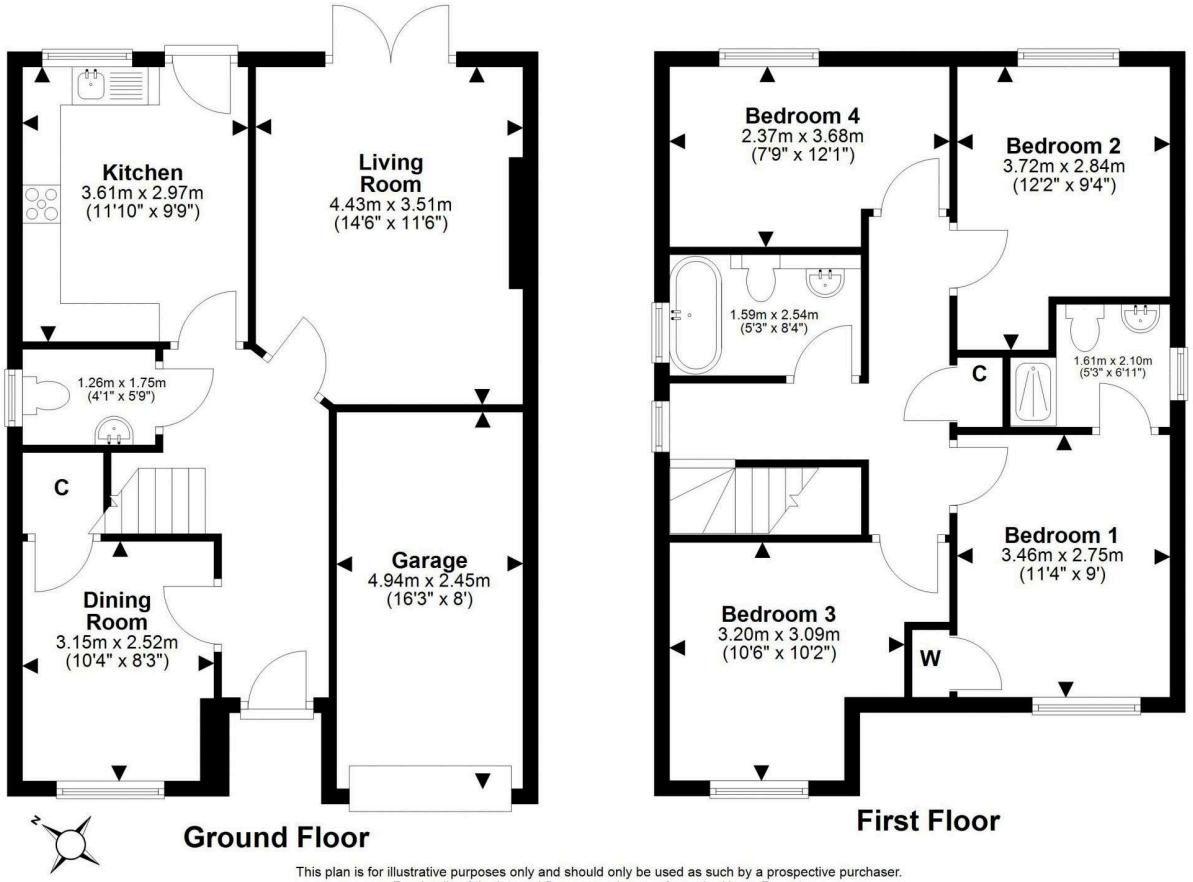
Council Tax: D , Energy Rating: C
Factor payable to Forts Port factors approx. £20 quarterly

Extras: Fixtures and fittings, oven, hob, fridge freezer, dishwasher, washing machine and all bedroom wardrobes.

Fridge freezer in the garage and curtains in the dining room are not included in the sale

The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy reach. The Wisp is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.