



Solicitors & Estate Agents










Offers Over
£230,000

4/1 Bowbridge Crescent

Liberton | Edinburgh | EH17 8UX

Neilsons are delighted to offer to market this impressive and truly charming first floor two-bedroom flat, quietly situated within a modern development in Liberton. Within easy walking distance of Straiton Retail Park alongside other excellent amenities and commuting links, the property is perfectly suited to first-time buyers, couples, and professionals.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Shared grounds
-  Residents parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming hallway, benefitting from excellent storage provisions including a useful utility cupboard. The lovely open plan lounge/kitchen/diner is a standout feature of the home, enjoying a bright south-facing aspect along with a double Juliet balcony offering attractive Pentland views. The well-appointed kitchen is fitted with a range of integrated white goods and enhanced by partial tiling in splash areas, as well as kickboard and under-unit lighting. The principal bedroom is a comfortable rear-facing double, featuring integrated mirrored wardrobes and a peaceful outlook. A well-kept en suite accompanies the room, fitted with a double shower cubicle, heated towel rail, and partial tiling. Bedroom two is another comfortable rear-facing double offering flexible use, ideal as a guest room, home office, or dressing room. The main bathroom is well presented and fitted with a shower over bath, heated towel rail, and partial tiling.

Further benefits include gas central heating and double glazing.

Factor fees are payable of approximately £70 per month.



Gardens & Parking

Externally, the development benefits from ample unallocated residents' parking to the rear, along with well-maintained communal grounds, secure door entry system, and shared bin and bike storage facilities.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and dishwasher, freestanding washer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





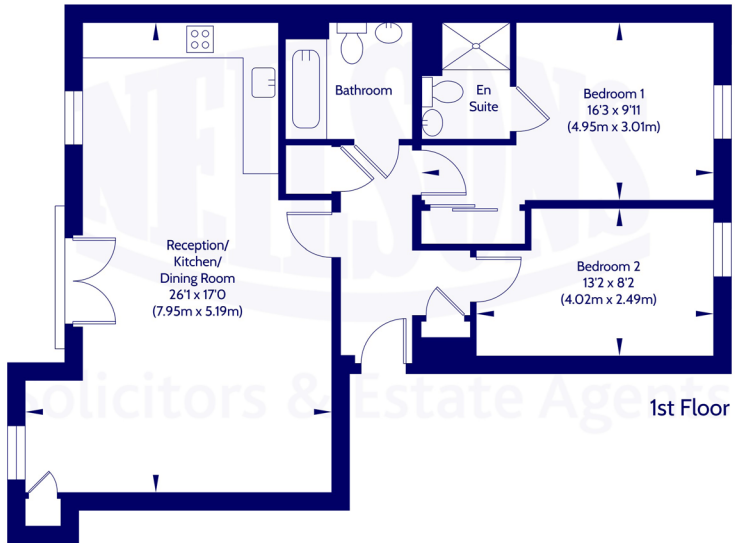
Location

The property is situated within a sought after modern development which lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills The Blackford Hills and the Royal Observatory are close at hand and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach (including the new Frogston Primary School which is opened in 2021 within the Heritage Grange development).





Approx. Gross Internal Floor Area 72 Sq M / 779 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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