

9 Bowes Place

THE WISP, EDINBURGH, EH16 4WL



Excellent four-bedroom detached house located in a highly sought after development at The Wisp



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McEwan Fraser Legal are delighted to present this excellent four-bedroom detached house located in a highly sought after development at The Wisp, making for an ideal family home. Early viewing is highly recommended.

THE LOUNGE



Internally, this accommodation is in immaculate decorative order, while briefly consisting of;

Ground Floor: entrance hallway, a bright and spacious lounge with stylish wall-panelling and French doors to the rear garden, a partially-tiled fully-fitted kitchen with an integrated gas hob, oven and extractor hood as well as integrated white goods such as fridge-freezer, washing machine and dishwasher.

THE KITCHEN



The dining room offers flexible use as a family room, study or as a fifth bedroom and also benefits from an under stairs cupboard for added storage. The partially-tiled two-piece WC completes the ground floor layout.

THE DINING ROOM/BED 5

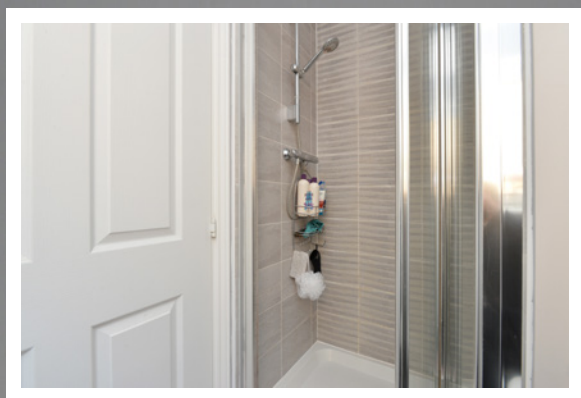




First Floor: landing with loft access and a boiler cupboard with shelved storage, large master bedroom with single wardrobe, a partially-tiled three-piece en suite and three further large double bedrooms, one of which benefitting from a double wardrobe with sliding doors. The three-piece family bathroom with an over-bath shower completes the internal layout.

BEDROOM 1





BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



This property also benefits from; gas central heating, full double glazing, private gardens to the front and rear with low maintenance artificial grass, a double driveway allowing for off-street parking and a single garage.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

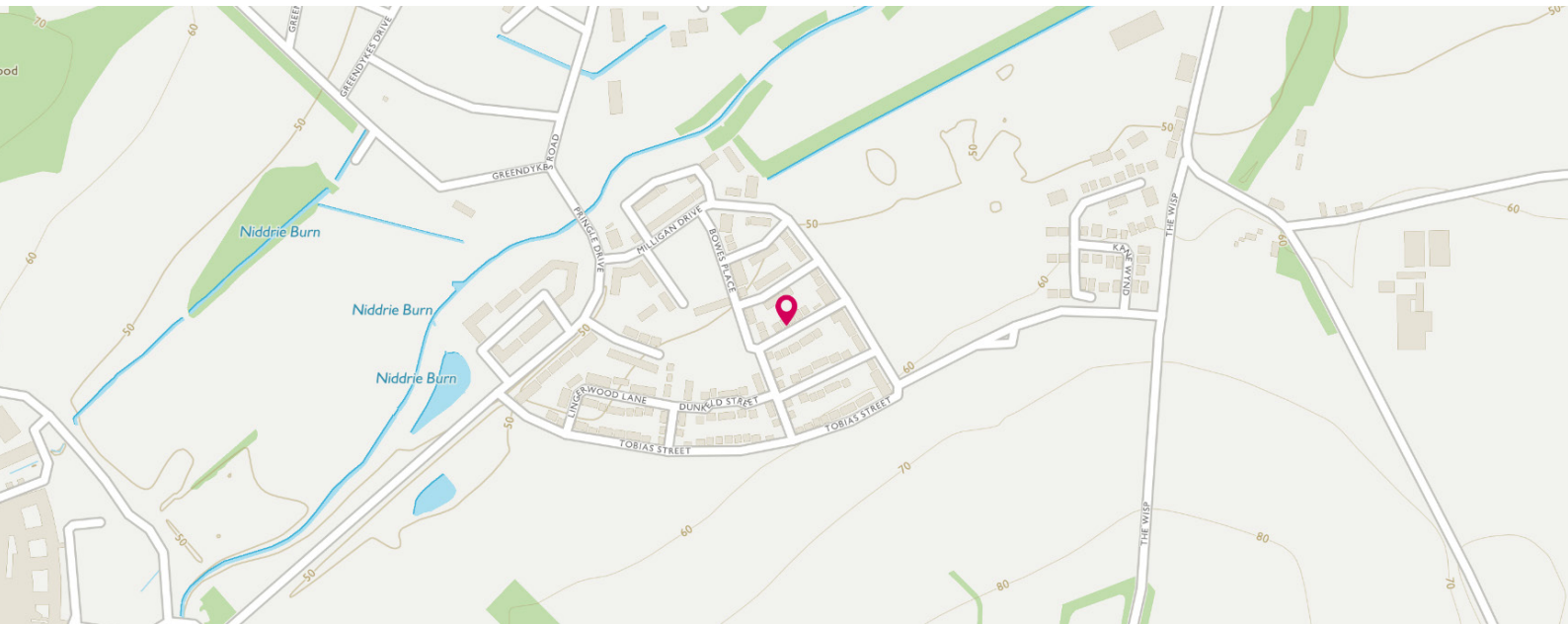
Lounge	4.44m (14'7") x 3.48m (11'5")
Kitchen	3.61m (11'10") x 2.96m (9'9")
Dining Room/Bed 5	3.13m (10'3") x 2.57m (8'5")
Bedroom 1	3.45m (11'4") x 2.78m (9'1")
Bedroom 2	3.12m (10'3") x 2.85m (9'4")
Bedroom 3	3.66m (12') x 2.36m (7'9")
Bedroom 4	3.74m (12'3") x 3.20m (10'6")

Bathroom
Garage

2.54m (8'4") x 1.60m (5'3")
4.78m (15'8") x 2.47m (8'1")

Gross internal floor area (m²): 105m²
EPC Rating: C

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

Milligan Drive lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.

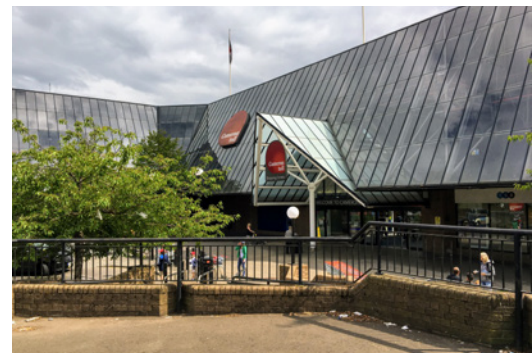




Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and a Post Office and also has its own primary school and nursery.

The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off the city bypass, which also offers easy commuting to surrounding areas and motorway links. Regular public transport is available from The Wisp, linking to the city centre.

Hunter's Hall Public Park offers green outdoor spaces for recreation, along with Liberton and Duddingston golf courses.



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