




McEwan Fraser Legal
Solicitors & Estate Agents
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25 Bowbridge Crescent

EDINBURGH, EH17 8UX



LIBERTON

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Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with their variety of stores are a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.





25 BOWBRIDGE CRESCENT

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McEwan Fraser Legal is delighted to present this 3 bedroom house in the Heritage Grange estate. The property is in walk-in condition. The house showcases excellent views and has a spacious modern garden. Inside, the property comprises of:

- Fully equipped kitchen; with fan oven, Hob and extractor hood and integrated appliances
- Spacious living area
- Three bedrooms which include storage and two of which are double in size
- Main bathroom, three-piece suite with shower over the bath
- The property also benefits from a utility room and downstairs WC
- Solar panels

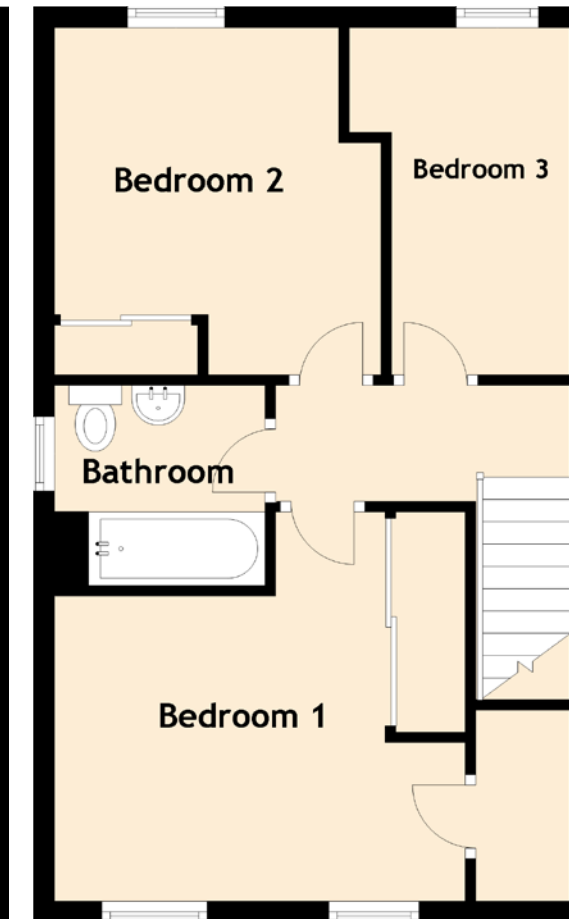
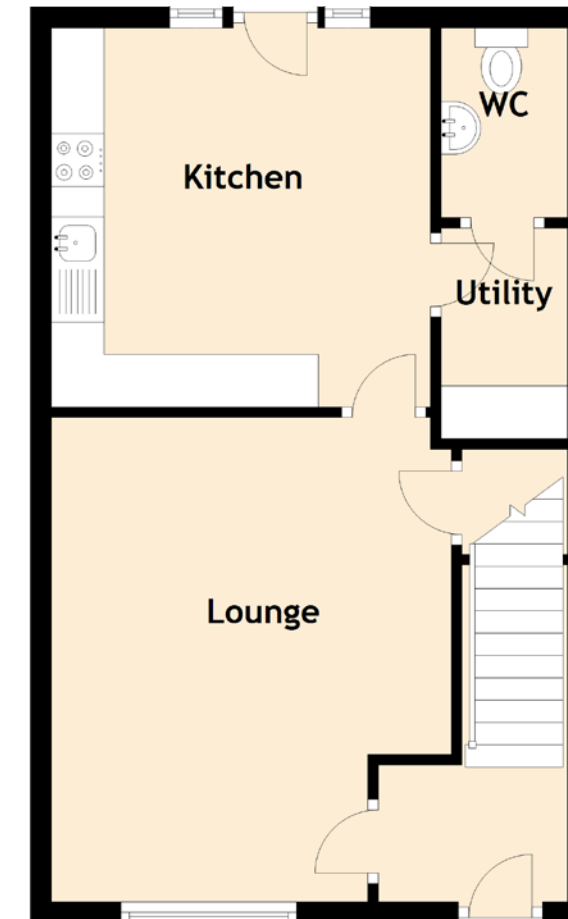
In addition to this, the property includes access to parking spaces. This is a rare opportunity to acquire this terraced property within a fantastic new build development.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Utility	2.00m (6'7") x 1.20m (3'11")
WC	1.80m (5'11") x 1.20m (3'11")

First Floor	
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 1.70m (5'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 82m²
EPC Rating: B

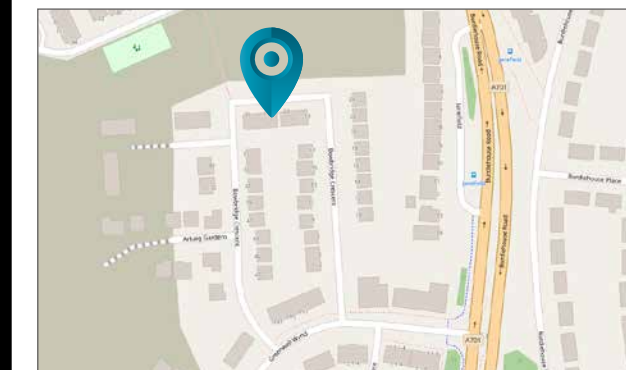


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



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Part
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