

9/9 Bowhill Terrace

EDINBURGH, EH3 5QY



GENEROUSLY PROPORTIONED ONE BEDROOM TOP FLOOR FLAT IN EDINBURGH'S INVERLEITH AREA



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McEwan Fraser Legal is delighted to present this beautiful top-floor one-bedroom (plus boxroom) flat in excellent condition.

Inside, the property comprises of a fully equipped kitchen which is a large bright space and contains more than ample dining space as well as cooking facilities. There is a spacious living area with large bay window, high ceilings with ornate cornicing and a marble hearth fireplace. The flat has one large double bedroom which is generously proportioned and will accommodate various possibilities for furniture arrangements. There is one main bathroom in the flat and it benefits from a modern white three-piece suite. With the correct consent the property could be converted into a two-bedroom flat with an internal kitchen should a buyer wish. The box room has often been converted in these flats to allow for that additional accommodation however, the box room makes for an excellent home office or just additional storage/walk-in wardrobe.

In addition to this, the property includes permit parking in the residential streets around about as well as free on-street parking on the other side of Ferry Road. The flat also benefits from gas central heating and partially double glazed making for a cost-effective home year-round.





Kitchen/Diner





The Bedroom

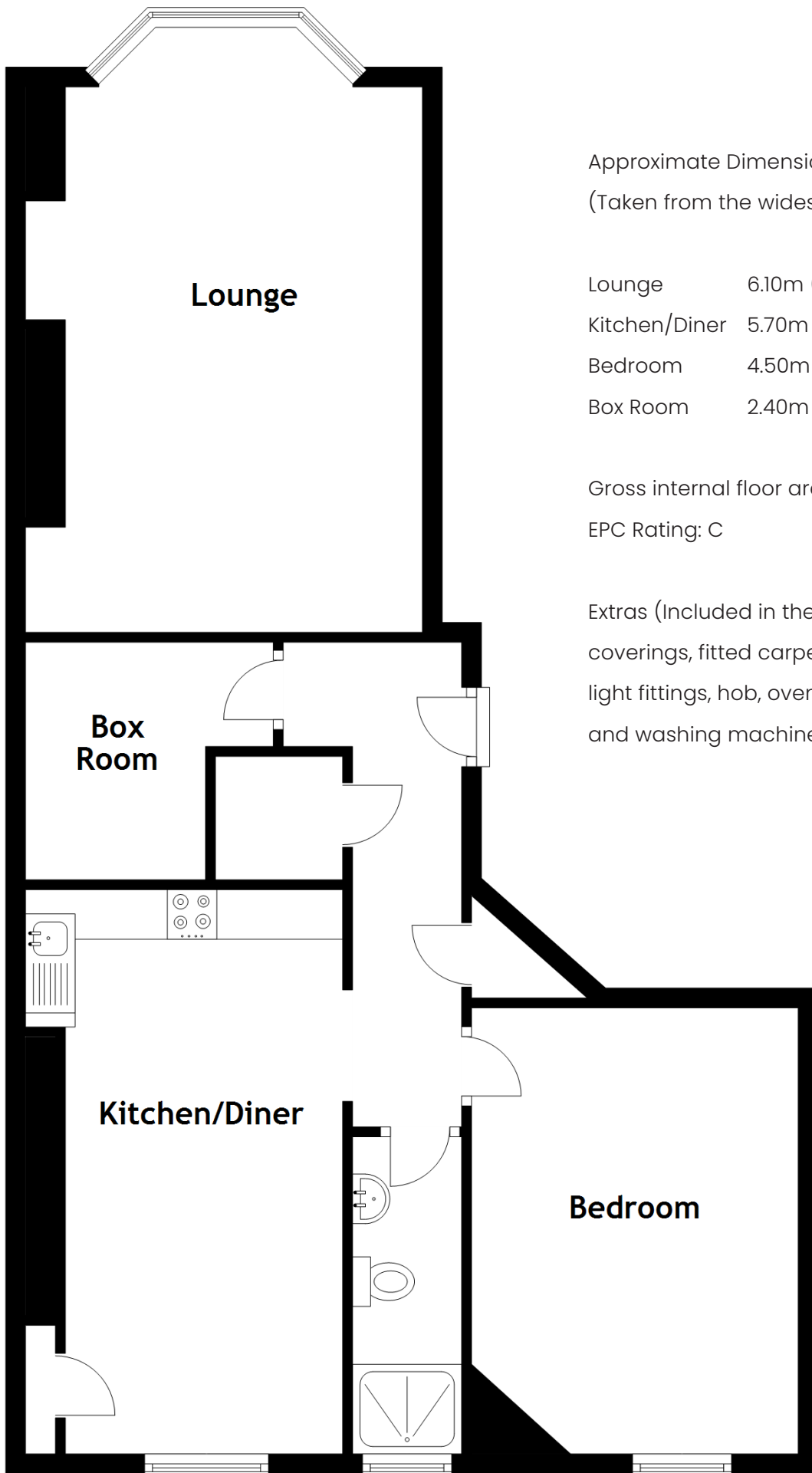






Box Room





Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 3.60m (11'10")
Kitchen/Diner	5.70m (18'8") x 3.30m (10'10")
Bedroom	4.50m (14'9") x 3.30m (10'10")
Box Room	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 66m²

EPC Rating: C

Extras (Included in the sale): Fitted floor coverings, fitted carpets, blinds, curtains, light fittings, hob, oven, fridge, dishwasher and washing machine.





Inverleith located just north of the city centre is a popular residential area boasting fine period properties with vast open green spaces.

Inverleith Park with tennis courts, cricket and rugby pitches and the Royal Botanic Gardens with its renowned gardens are on your doorstep. There are further pleasant walks along Water of Leith with the Edinburgh cycle path offering pleasant family afternoons out. There are a vast selection of first rate local amenities at Goldenacre with artisan coffee houses, bars and restaurants available in nearby Stockbridge and New Town. For larger shopping Morrison's, Waitrose, Tesco and Sainsbury's supermarket are within easy reach whilst Ocean Terminal and Craigmyle shopping centres are nearby.

There are quick bus links into the centre of town with Princes Street within easy walking distance. Highly regarded nurseries, state and private primary and secondary schools are close making Inverleith an enviable and highly sought after location.

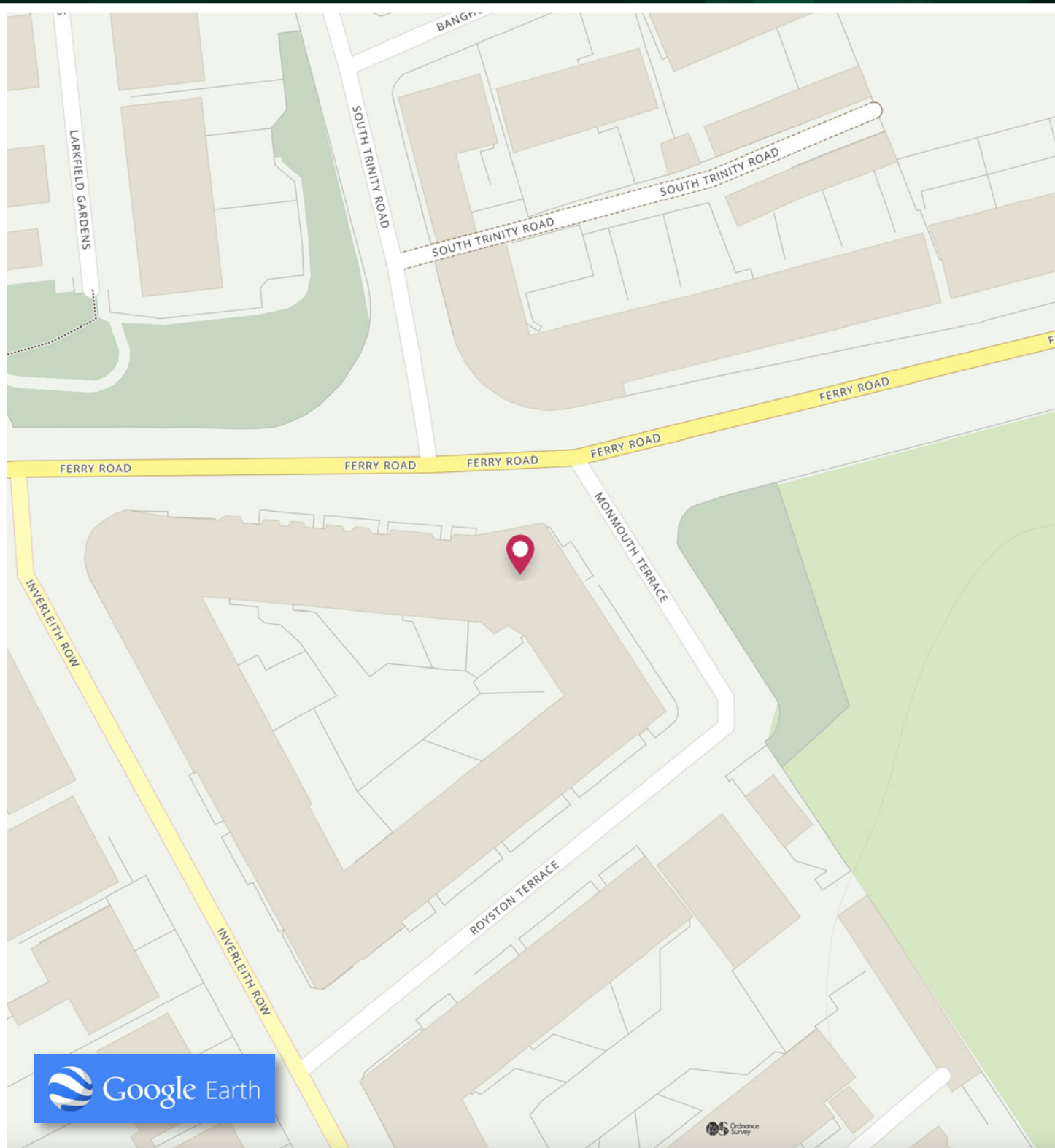


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