



6/1 Bowhill Terrace Edinburgh EH3 5QY









accommodation

- Entrance hall
- Bay windowed sitting room
- Fitted kitchen
- Double bedroomStudy
- Bathroom
- Communal gardens

features

- Sanded floors
- Feature fireplace
- Decorative cornice
- Gas central heating
- Double glazing
- Security entry phone
- Good storage

description

Stunning ground floor flat, in a traditional tenement building, in a popular location just a short walk from the Royal Botanic Gardens. The accommodation comprises entrance hall with sanded floor, utility cupboard and further storage cupboard, beautiful bay windowed sittingroom (triple glazed) with decorative cornice and feature fireplace, modern fitted kitchen with ample base units and open shelving, master bedroom quietly located to the rear with sanded floor and press cupboard, second bedroom / study and bathroom with modern Metro style tiling, white three piece suite and thermostatic shower fitting over the bath. There is well maintained communal gardens to the rear and an area of private garden to the front of the building. Overall, viewing is highly recommended and must be viewed to be fully appreciated.











Home Report Value: £250,000

Items to be included in the sale price:

Gas hob, oven and fridge

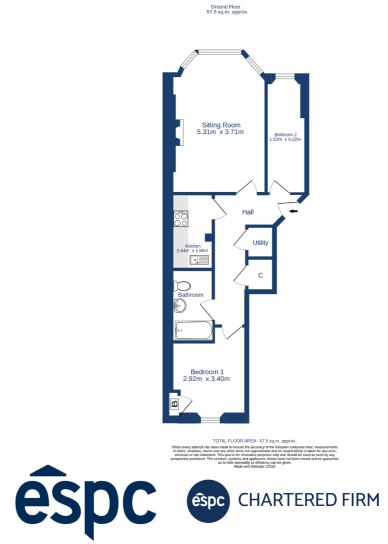












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