



cameron stephen
& co.



6/1 Bowhill Terrace
Edinburgh
EH3 5QY



Ground Floor Flat



accommodation

- Entrance hall
- Bay windowed sitting room
- Fitted kitchen
- Double bedroom
- Study
- 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.



EPC:
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Home Report
Value: £250,000

Items to be included in the sale price:

Gas hob, oven and fridge



TOTAL FLOOR AREA: 57.5 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 0202



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