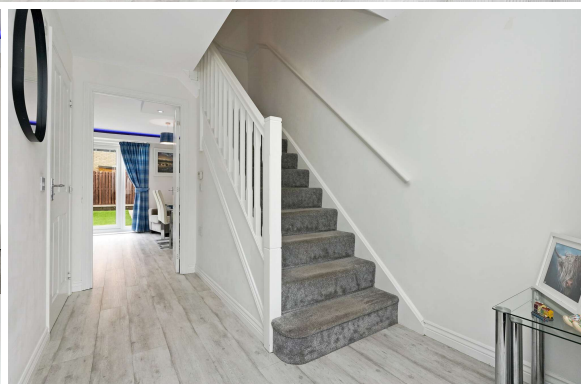




15 Bowes Place
THE WISP | EDINBURGH | EH16 4WL


warner's
solicitors & estate agents



15 Bowes Place

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Nestled in the heart of a modern, manicured development in the heart of The Wisp, moments from the Royal Infirmary, Fort Kinnaird, quick transport links and the vast open countryside is this immaculately presented semi-detached house. Boasting front and rear gardens, ample on street parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard and a useful W/C compartment, a bright lounge with generous living and dining space and French doors to the rear garden, a contemporary kitchen with attractive units and sleek worktops and following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobes, a second well-proportioned double bedroom, a third single bedroom and the home is completed by a stylish bathroom with shower over bath.

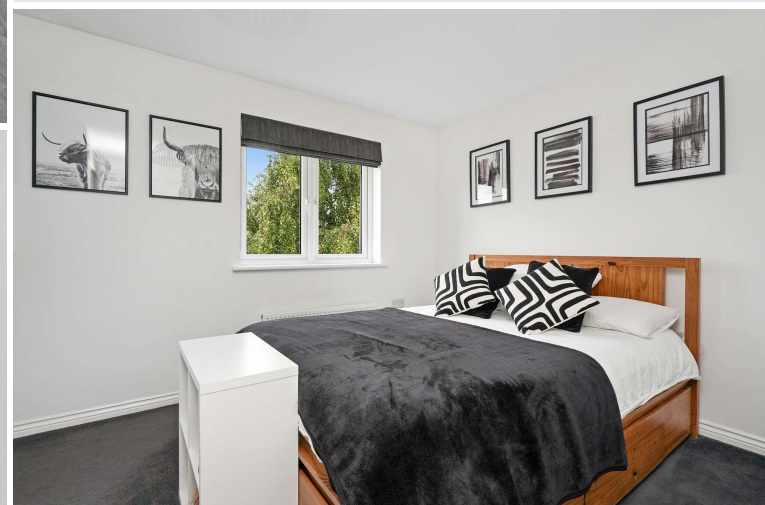
Externally the fully enclosed and secluded rear garden is a low maintenance haven with a section with artificial turf and paved and decked areas ideal for al fresco dining and entertaining. A dual external power socket and LED lighting are also included.

- Semi-detached house in quiet, modern setting
- Private gardens and on street parking
- large lounge with generous dining and living space
- Contemporary kitchen with attractive units and a W/C
- Three double bedrooms and a bathroom
- Gas central heating and double glazing

Energy Rating B, Council Tax Band D.

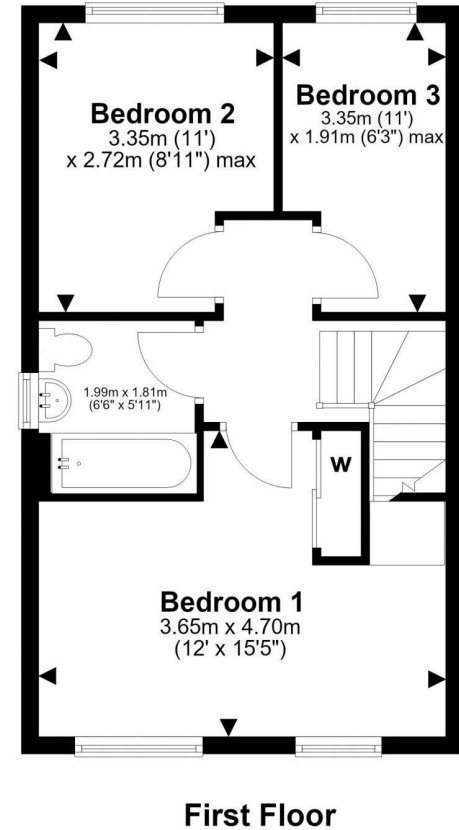
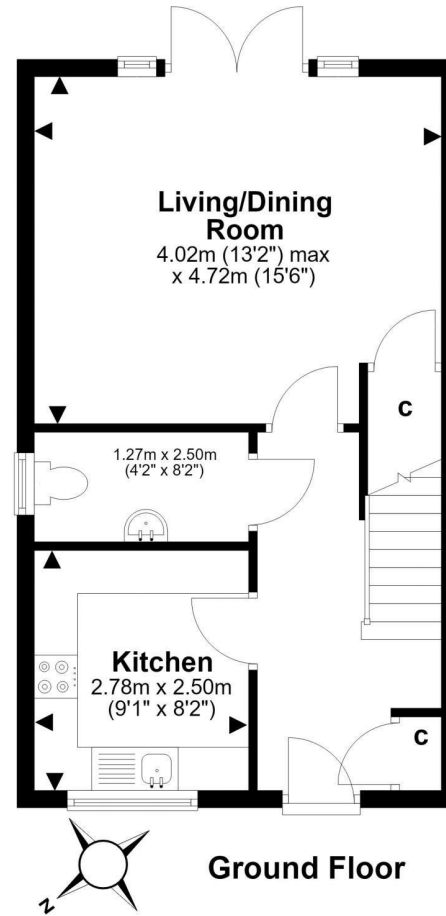
Fees payable to factor approx. £166 per year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and integrated appliances will be included in the sale.

The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy reach. The Wisp is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.