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# Flat 3,1 Bowes Place

GREENDYKES, EDINBURGH, EH16 4WL



*Modern two-bedroom flat with open-plan living, en-suite and allocated-style parking*




0131 524 9797

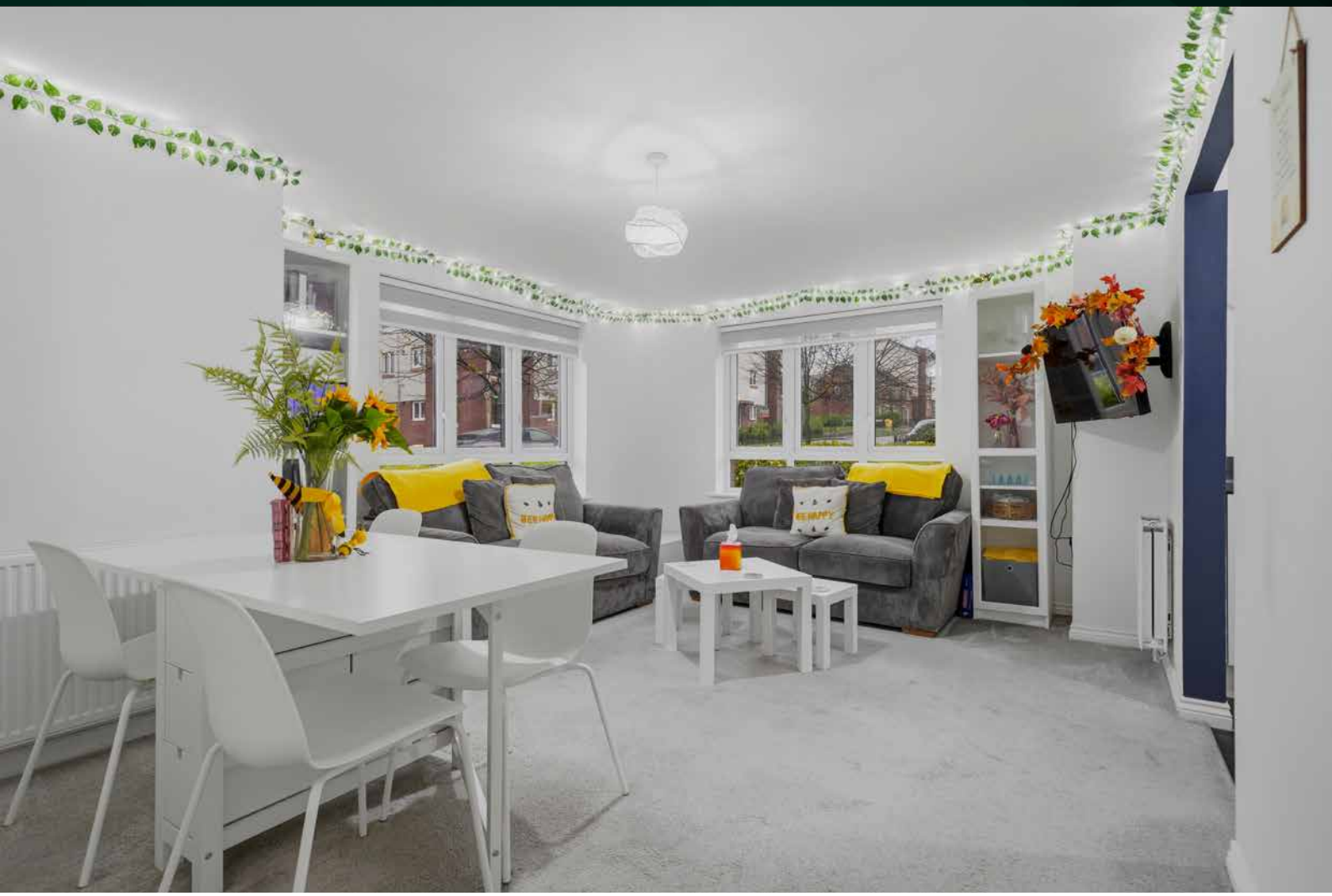
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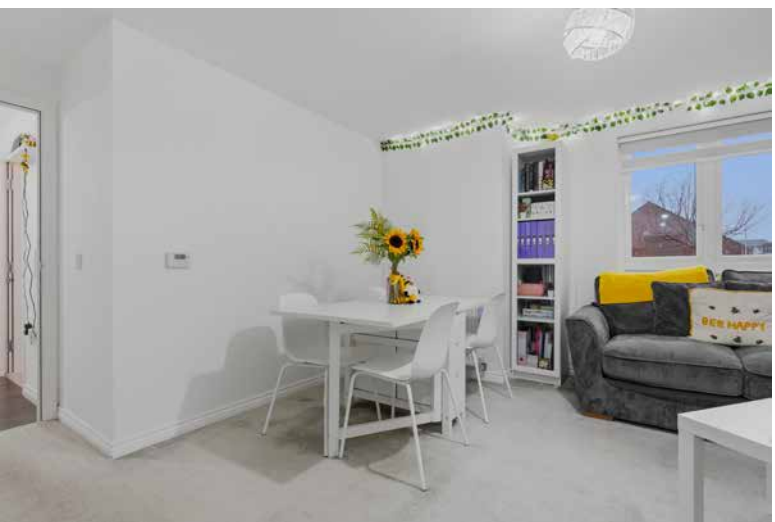
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Situated within an attractive modern residential development, this appealing two-bedroom ground-floor flat offers bright, spacious accommodation, a practical layout and the added benefit of resident parking. Occupying a desirable corner position, the property enjoys an abundance of natural light, with additional windows creating a particularly bright and welcoming feel throughout.

The accommodation is accessed via a spacious entrance hallway, providing a welcoming introduction to the property and access to the principal apartments.

# THE LIVING/DINING ROOM & KITCHEN





The generously proportioned living and dining area is a particularly appealing space, offering plenty of space for a dining table. The abundance of natural light enhances the room, creating a bright and inviting environment for relaxing or entertaining. The living area leads through to a well-planned kitchen, which offers ample storage and a good range of integrated appliances, making excellent use of the available space.







There are two well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe, providing useful storage, together with the added convenience of an en-suite shower room. The second bedroom offers flexibility for use as a guest bedroom, home office or additional bedroom.

Completing the accommodation is a generously sized main bathroom, featuring tiled walls and a practical layout.

# THE BATHROOM



# BEDROOM 1

providing useful storage, together with the added convenience of an en-suite shower room

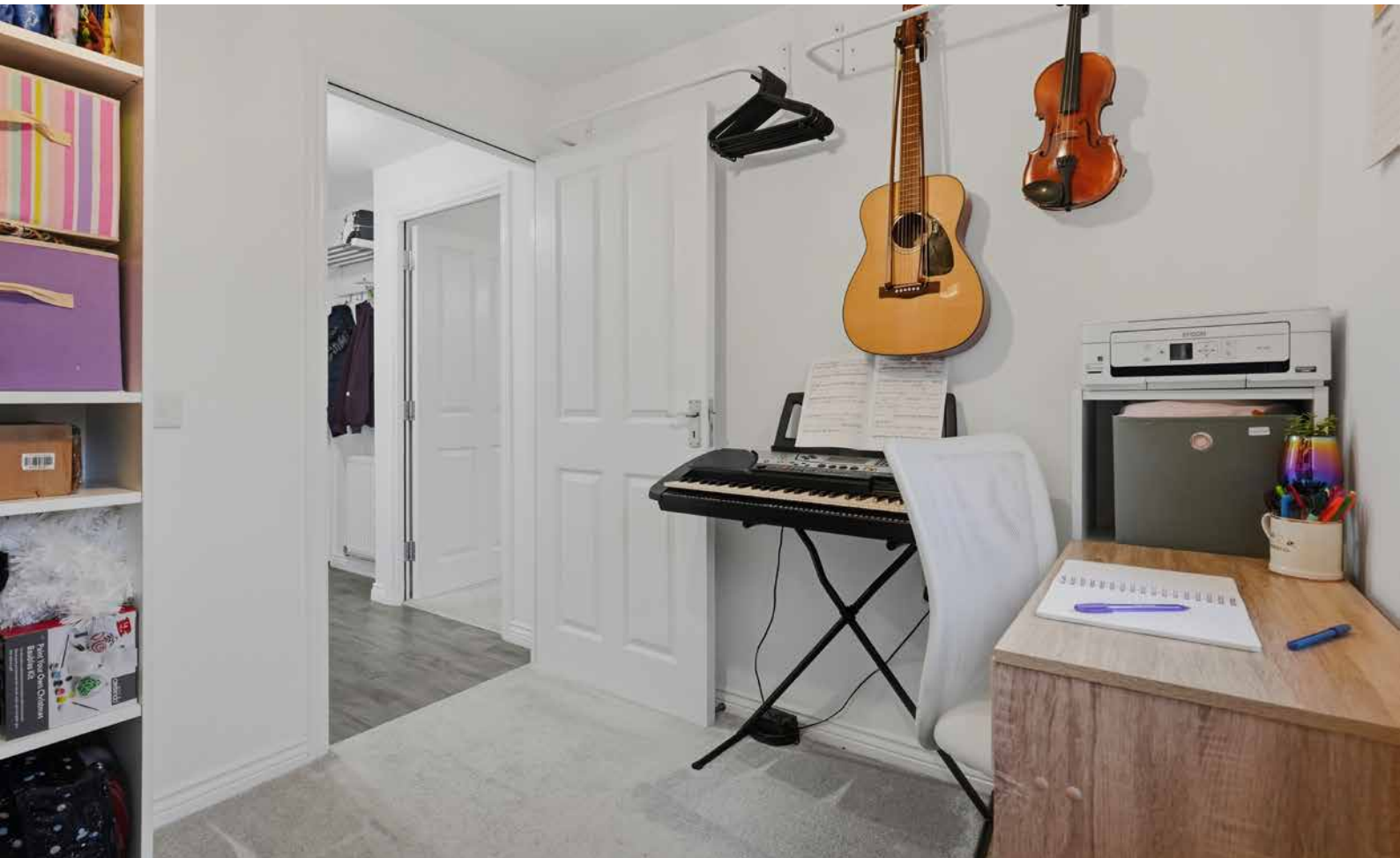






# BEDROOM 2





Externally, the property forms part of a modern residential development and benefits from resident parking.

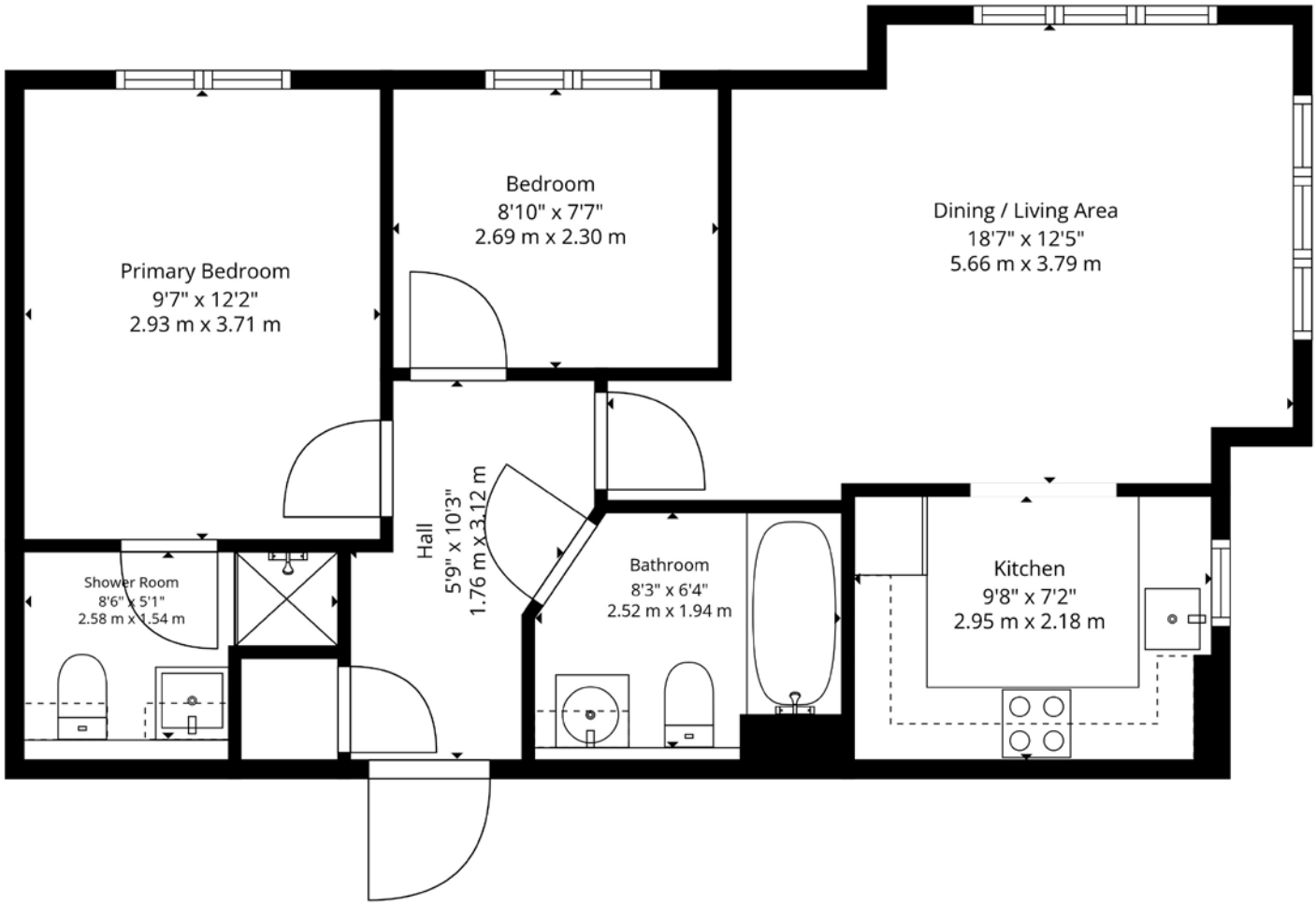
# EXTERNALS





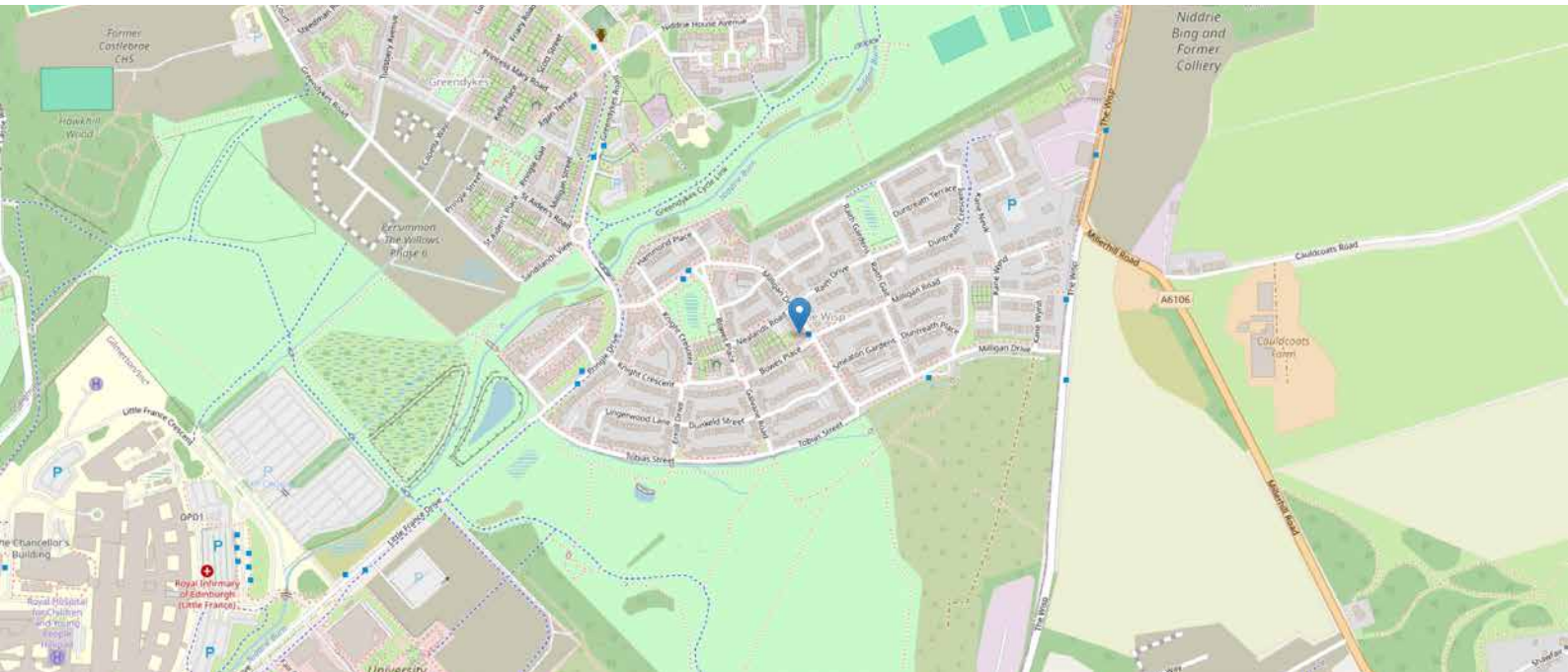
Offering bright accommodation, a convenient ground-floor position and the advantage of an en-suite bedroom, this attractive apartment would make an excellent opportunity for first-time buyers, downsizers or those seeking a well-located property.

# FLOOR PLAN & DIMENSIONS




Approximate Dimensions (Taken from the widest point)

Gross internal floor area ($m^2$): $60m^2$ | EPC Rating: B



# THE LOCATION

Bowes Place is situated within The Wisp, a modern residential area on the south-eastern outskirts of Edinburgh, offering convenient access to a range of local amenities and shopping facilities.







Nearby Fort Kinnaird provides an excellent selection of high-street retailers, supermarkets, restaurants, cafés and leisure facilities, making it a popular destination for everyday shopping and dining. The area is also conveniently positioned for Edinburgh Royal Infirmary and the wider Craigmillar area, where further local amenities can be found. For commuters, there are regular bus services serving the surrounding area, while Newcraighall and Brunstane railway stations provide rail connections towards Edinburgh city centre and beyond. The nearby A1 and City Bypass also offer convenient road links across Edinburgh and towards East Lothian.








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