



## 22 The Bowling Green, Edinburgh, EH6 5RW

Tastefully Presented, One-Bedroom, Main Door, Ground Floor Flat with Private Garden

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# Property Description

Tastefully presented, one-bedroom, main door, ground floor flat, with a private garden. Located in a quiet and leafy cul-de-sac, in the Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a shower room.

Freshly prepared for the market in light neutral decor throughout, with a recently installed private patio-deck garden giving access to charming shared green.

Further highlights include a fitted kitchen with appliances, contemporary flooring throughout, gas central heating, double glazing, and superb storage.

Set adjacent to the Water of Leith, this small development also includes a private residential car park, and is also well-placed for The Shore and the Newhaven waterfront.

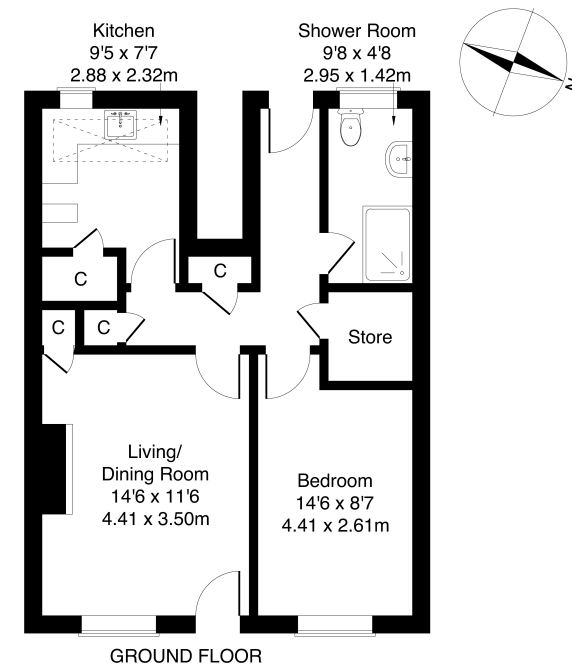
A welcoming entrance hall affords access throughout the property and features superb storage, including a walk-in store, and two further built-in cupboards. Set to the rear, enjoying direct access to a private garden, a spacious lounge has wood-effect flooring, a fireplace, fitted blinds, a built-in storage cupboard and ample space for dining. Set to the front, the kitchen has a skylight window, while fitted units include stone effect worktops, a sink with a drainer, a tiled surround, with freestanding appliances including a washing machine, and a new fridge/freezer and gas cooker.

A good-sized double bedroom is set to the rear, overlooking the garden, with matching wood-effect flooring which continues throughout most of the property, light decor, blackout blinds and plenty of space for freestanding furnishing. Completing this home, the shower features a large shower cubicle with an electric unit and panelled splash walls.



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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Located in the vibrant and historic port district of Edinburgh, Leith is a thriving city neighbourhood known for its unique character and rich heritage. The area boasts an eclectic mix of boutique shops, independent cafes, lively bars, diverse eateries, and a range of specialist retailers and supermarkets. Just a short distance away, The Shore offers a cosmopolitan dining experience with a variety of stylish bistros, contemporary bars, and acclaimed Michelin-starred restaurants. For further shopping and leisure, residents can enjoy the nearby Ocean Terminal, Omni Centre, and the recently revitalised St James Quarter — all offering an array of high-street brands, dining options, fitness facilities, and

multi-screen cinemas. Green space is plentiful, with Leith Links and the scenic Water of Leith Walkway providing excellent opportunities for outdoor recreation. Families are well-catered for, with a choice of nearby primary schools and secondary education at Leith Academy. The area benefits from excellent transport connections, including easy access to the A199 and A900, frequent bus services along Leith Walk, and the extended tram line connecting Newhaven to Edinburgh Airport.







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