



39 Bowbridge Crescent, Edinburgh, EH17 8UX

Beautifully Presented, Four-Bedroom Detached Home with Gardens, Driveway & Garage

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Property Description

Forming part of an attractive contemporary development, this beautifully presented and generously proportioned four-bedroom detached family home boasts gardens, a driveway and an integrated garage. Offering modern living in the highly sought-after Liberton area, it is ideally located just south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Highlights include an integrated kitchen with quality stone worktops, stylish modern bathrooms, and continuous Amtico flooring. In addition, there is gas central heating, solar panels, double glazing and superb storage including a loft, and the garage with power and lighting.

Externally, the property benefits from a lawn and driveway to the front, whilst a generous rear garden includes a lawn and a composite decked patio. This modern development has superb transport links, and also offers additional unrestricted on-street parking and well-maintained communal grounds.

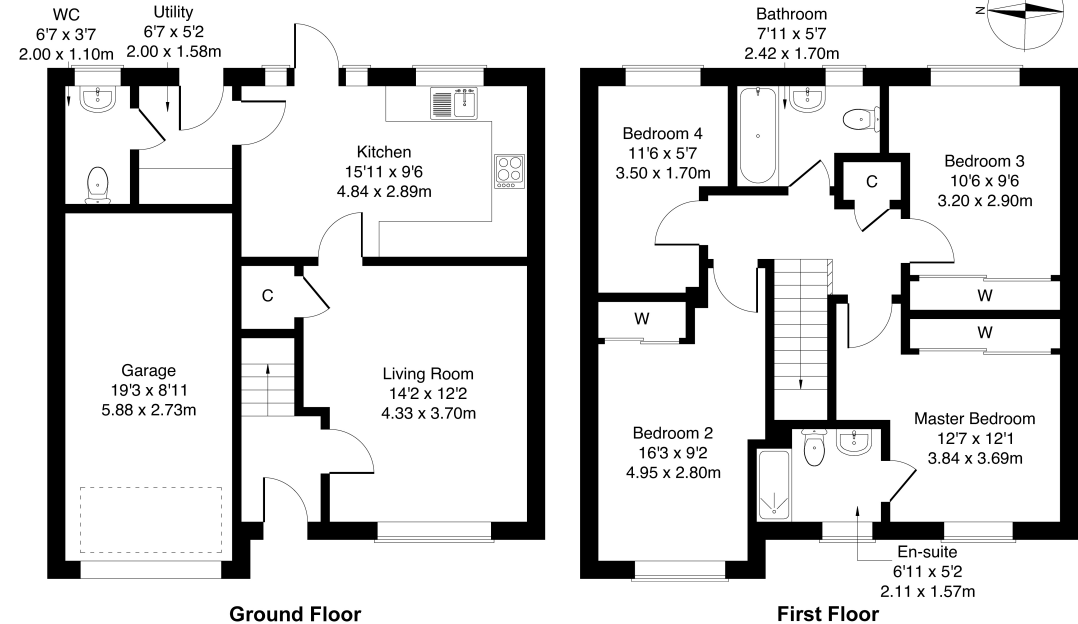
The property opens with a bright, welcoming entrance hall featuring Amtico flooring and access to carpeted stairs leading to the upper level. To the front, a spacious living room provides ample room for family furnishings and includes a useful built-in storage cupboard. Set to the rear, the stylish kitchen/dining room enjoys modern fitted units with stone worktops, a sink with drainer, and a range of integrated appliances including a double oven, gas hob and fridge/freezer. Patio doors flood the space with natural light and open directly onto the private rear garden, while a contemporary light fitting creates an inviting dining area. A separate utility room provides further appliance space and leads to a convenient WC.

Upstairs, the generous master bedroom benefits from mirrored fitted wardrobes and a sleek en-suite shower room. Three further carpeted bedrooms are to each aspect, with bedrooms two and three also featuring built-in wardrobes. The family bathroom completes the accommodation with a modern three-piece suite, shower-over-bath, tiled splashbacks and a ladder-style towel radiator.



39 Bowbridge Crescent, Liberton, Edinburgh, EH17 8UX

Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



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

Area Description

Liberton is a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing excellent opportunities for outdoor recreation. Liberton is ideally placed for access to the Royal Infirmary of

Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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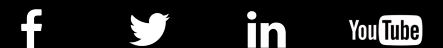
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