



3 Bowling Lane, Edinburgh, EH6 5RP

Tastefully Presented Two-Bedroom, Mid-Terraced Villa with Private Gardens

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Property Description

Tastefully presented and well-proportioned, two-bedroom, mid-terrace villa, set 'off-street', with private gardens. Located in a quiet and leafy cul-de-sac, in the Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, contemporary flooring, gas central heating, and double glazing. In addition, there is superb integrated storage including a fully rendered loft with flooring, lighting, power and a radiator.

Good-sized gardens include a lawn to the front, with a low-maintenance patio garden to the rear with a storage shed and established shrubbery. Set adjacent to the Water of Leith, this small development also includes a private residential car park and is well-placed for The Shore and the Newhaven waterfront.

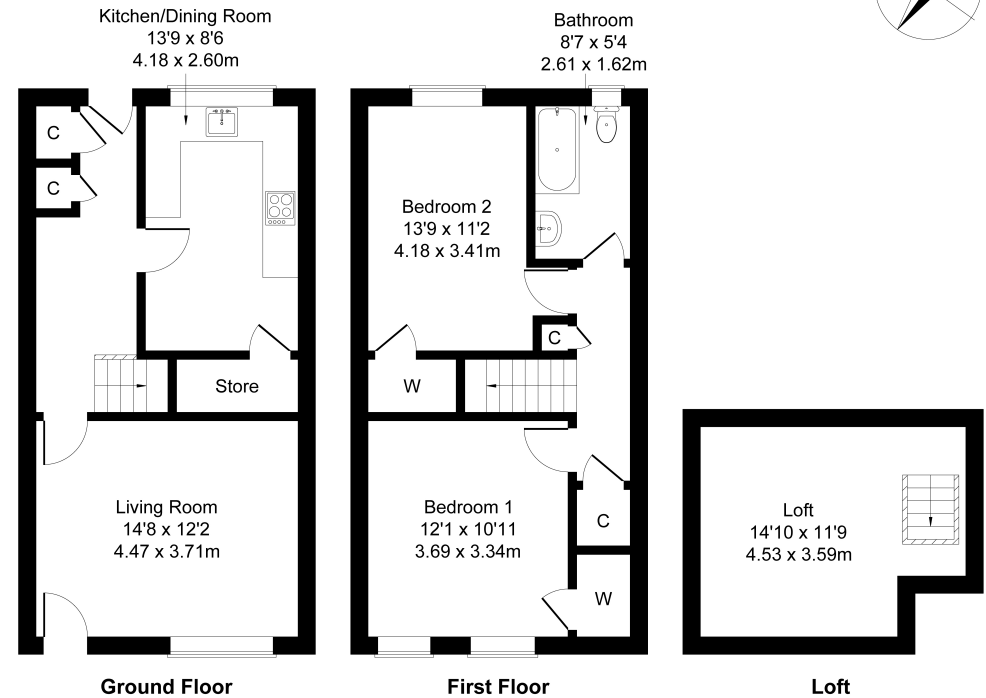
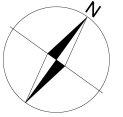
A welcoming entrance leads into the living room, positioned at the rear of the property, featuring wood-effect flooring, light décor, and large windows that fill the space with natural light while offering access to a private back garden, creating an ideal setting for relaxing or entertaining. At the front, the kitchen is set to the side with tiled flooring and finished with fitted worktops, a tiled-effect splashback, an integrated oven with gas hob and canopy, along with a washing machine and tumble dryer.

Upstairs, carpeted flooring flows through to both bedrooms, each styled with light décor and benefiting from a built-in cupboard for convenient storage, with additional access to the loft space, complete with wood-effect flooring. The family bathroom is a fully tiled three-piece suite, incorporating a bath with an electric shower overhead and a modern ladder-style radiator.



3 Bowling Lane, Leith, Edinburgh, EH6 5RP

Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



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

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and

multi-screen cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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