



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**30/19 WEST BOWLING GREEN STREET**

Leith, Edinburgh, EH6 5PB



This wonderfully light and airy two-bedroom flat lies on the second floor of a peaceful lift-serviced development offering secure allocated parking and landscaped communal gardens. Presented with crisp minimalist interiors, the turn-key property also features an open-plan reception room and integrated kitchen with a south-facing position, an en-suite shower room, a bathroom, and good built-in storage. The flat's prime location is set close to the Water of Leith and well-connected by bus routes, major road links, and cycle paths for swift access in and out of the city.

Extras: All fitted floor and window coverings and light fittings are included.

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## FEATURES

- Exclusive courtyard development with a quiet setting
- Move-in condition with understated décor
- Exceptionally bright second-floor flat
- Secure entry system and shared lift service
- Entrance hall with storage
- South-facing living/dining room, open to a:
- Sleek integrated kitchen
- Two double bedrooms with good storage
- Principal en-suite shower room
- Bathroom with a shower-over-bath
- Well-kept communal gardens
- Secure allocated parking
- Gas central heating and double glazing







"CLOSE TO THE PROPERTY,  
THE WATER OF LEITH  
PROVIDES A PLEASANT  
RIVERSIDE WALKWAY TO THE  
SHORE'S FASHIONABLE  
BARS AND EATERIES."





EPC RATING:

B

COUNCIL TAX BAND:

E

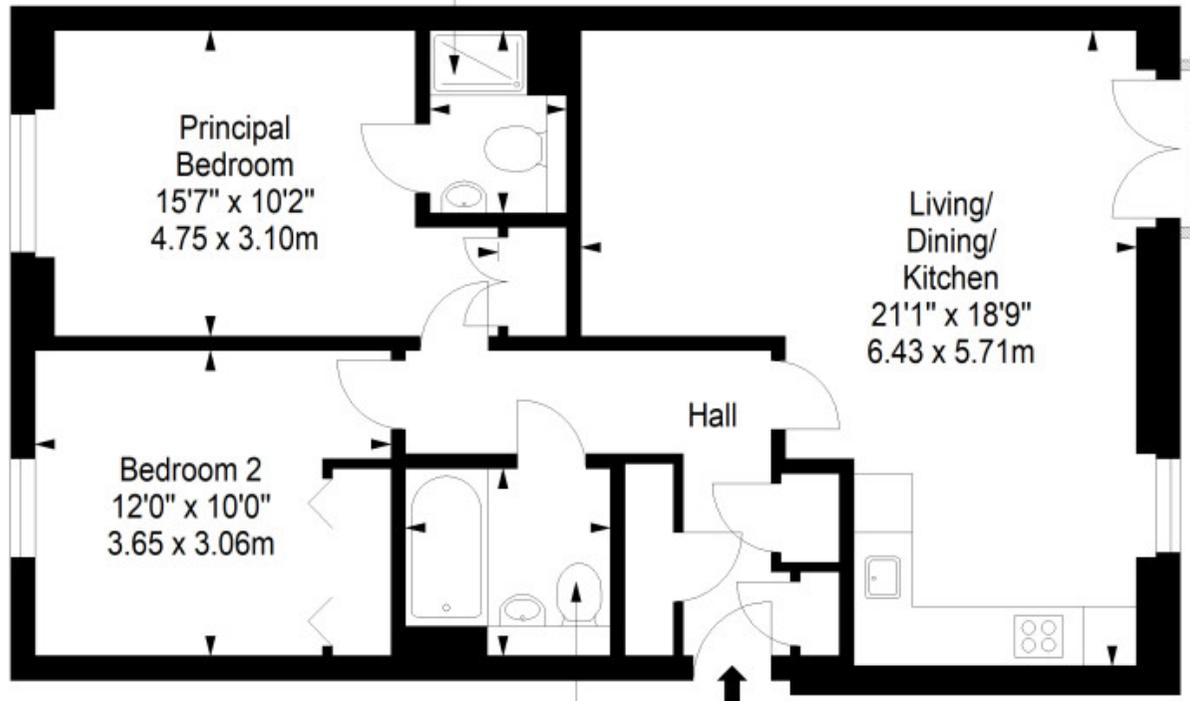
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Second Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



En-suite  
6'0" x 4'8"  
1.84 x 1.41m



Principal  
Bedroom  
15'7" x 10'2"  
4.75 x 3.10m

Living/  
Dining/  
Kitchen  
21'1" x 18'9"  
6.43 x 5.71m

Bedroom 2  
12'0" x 10'0"  
3.65 x 3.06m

Hall

Bathroom  
6'9" x 6'3"  
2.07 x 1.90m

Total area: approx. 72.9 sq. metres (784.7 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

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DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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