










Offers Over
£225,000

5/10 Bonnington Gait

Bonnington | Edinburgh | EH6 5NZ

This is a superb contemporary top floor apartment enjoying a quiet corner position overlooking Pilrig Park, within an exclusive factored development in the desirable Bonnington district, convenient to wide ranging amenities and transport links.

-  3 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  Residential Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Occupying the top floor with far reaching views, the internal accommodation comprises; welcoming hallway with a great array of storage provisions; generous reception room with double corner windows flooding the room with natural light, the room also benefits with space for freestanding furniture and dining space; fitted kitchen offering a range of white wall and base units, wooden effect worktop and tiling to splash areas; principal bedroom showcasing convenient built in wardrobes and en-suite shower room; further well proportioned double bedroom and third bedroom ideal for a home office; family bathroom with a white three piece suite, thermostatic shower over the bath, tiling around and vanity storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

An entryphone system provides security to the well-maintained common entrance and there is residents' parking to the front and side of the building. The development benefits from green spaces and decorative greenery and trees.

The Development is factored by AboveBoard Homes with an approx. costings of £50pcm.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Bonnington Gait forms part of desirable residential area located in Bonnington, only a short distance from the City Centre and the Shore. There are a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington and neighbouring Canonmills, together with good sized Tesco and Lidl supermarkets. Frequent public transport services link the area to the city centre and surrounding areas. For the more active commuter, Edinburgh's extensive network of cycle/ walking paths are close at hand and link up with many parts of the city. The area is also within close proximity to some of the capitals most beloved green spaces, including the spectacular Royal Botanic Gardens, Leith Links and Inverleith Park.

Approx. Internal Area 83.66 Sq M / 901 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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