



Flat 1, 3 Carmichael Place
Bonnington, Edinburgh, EH6 5PJ

CALL US ON 0131 447 4747

Flat 1, 3 Carmichael Place, Bonnington, Edinburgh, EH6 5PJ

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Fabulous open plan living room/dining room/kitchen with appliances.
- Excellent corner position.
- Master bedroom with fitted wardrobes & en-suite bathroom with shower.
- Further bedroom with built-in wardrobes.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Communal grounds.
- Two residents permits within residents parking.
- Bike shed.



GENERAL DESCRIPTION

A well-presented ground floor flat part of a popular modern development in the much sought after Bonnington district of the city. The property is close to an excellent range of local amenities and a short journey to the northeast of Edinburgh City Centre. Ideal for a first-time buyer or perhaps young couple.

FACTORING NOTE

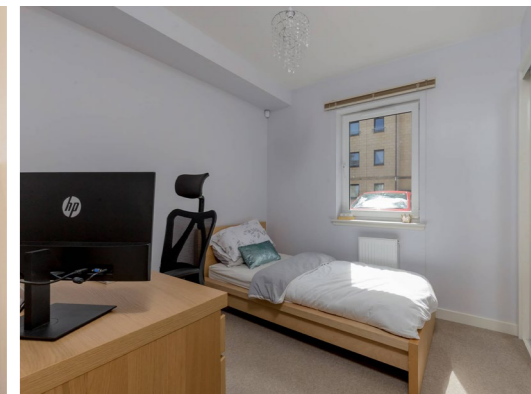
The development is factored by Fior Asset and Property for which there is a monthly charge of £100. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.6 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The sought-after district of Bonnington is nestled between Leith and Trinity and surrounded by a choice of leafy green parks and the tranquil Water of Leith walk and cycle route, less than two miles from the city centre. A great range of amenities including independent retailers, library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, many High Street stores and restaurants. For the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is easily reached on foot or cycle along the nearby Water of Leith walkway. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow.

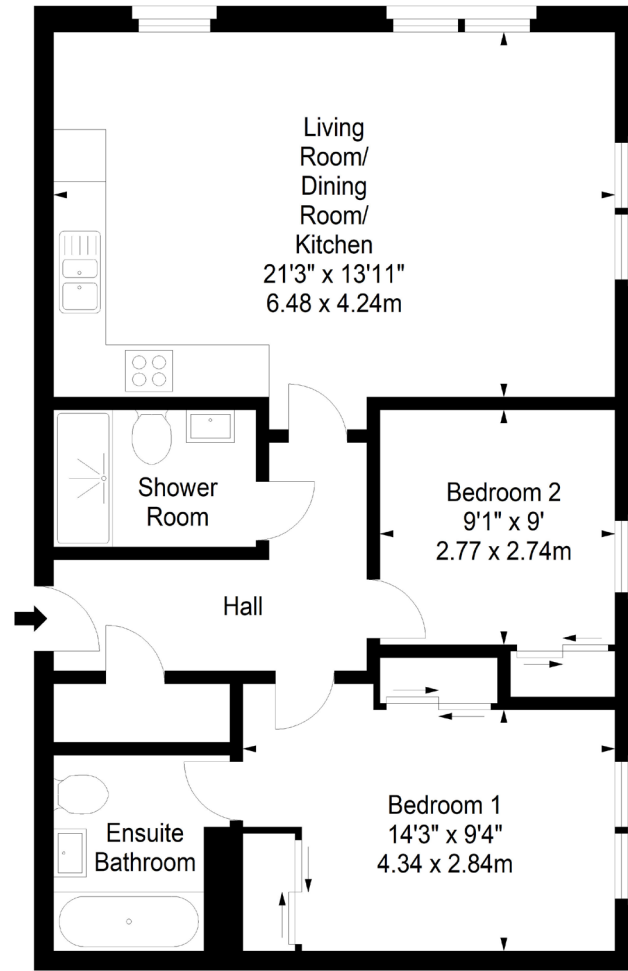
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE RECEPTION HALL CUPBOARD. THE BED WITHIN BEDROOM TWO MAY ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.



Carmichael Place, EH6 5PJ



Approx. Gross Internal Area
758 Sq Ft - 70.42 Sq M
For identification only. Not to scale.
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Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING B



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.