



GILSON GRAY

LAW • PROPERTY • FINANCE

5/4 BONNINGTON AVENUE

Bonnington, Edinburgh, EH6 5QH



Quietly situated along the Water of Leith with panoramic views of Edinburgh's iconic skyline, this bright and airy tenement flat boasts two rear-facing double bedrooms, a bathroom, and a living room openly adjoined to a kitchen. The property offers upgrading opportunities and benefits from access to a communal riverside garden, unrestricted on-street parking, and excellent transport connections in and out of the city.

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



FEATURES

- Quiet setting beside the Water of Leith
- Views of Arthur's Seat and Calton Hill
- First-floor tenement flat
- Secure entry system
- Entrance hall with storage
- Living room with elegant features
- Kitchen with reception room access
- Two rear-facing double bedrooms
- Bright bathroom with shower-over-bath
- Communal riverside garden/drying area
- Unrestricted on-street parking
- Electric heating and double glazing







"A QUIETLY-LOCATED CITY HOME WITH AN ENVIABLE RIVERSIDE POSITION, STUNNING VIEWS, AND UNRESTRICTED ON-STREET PARKING."





EPC RATING:



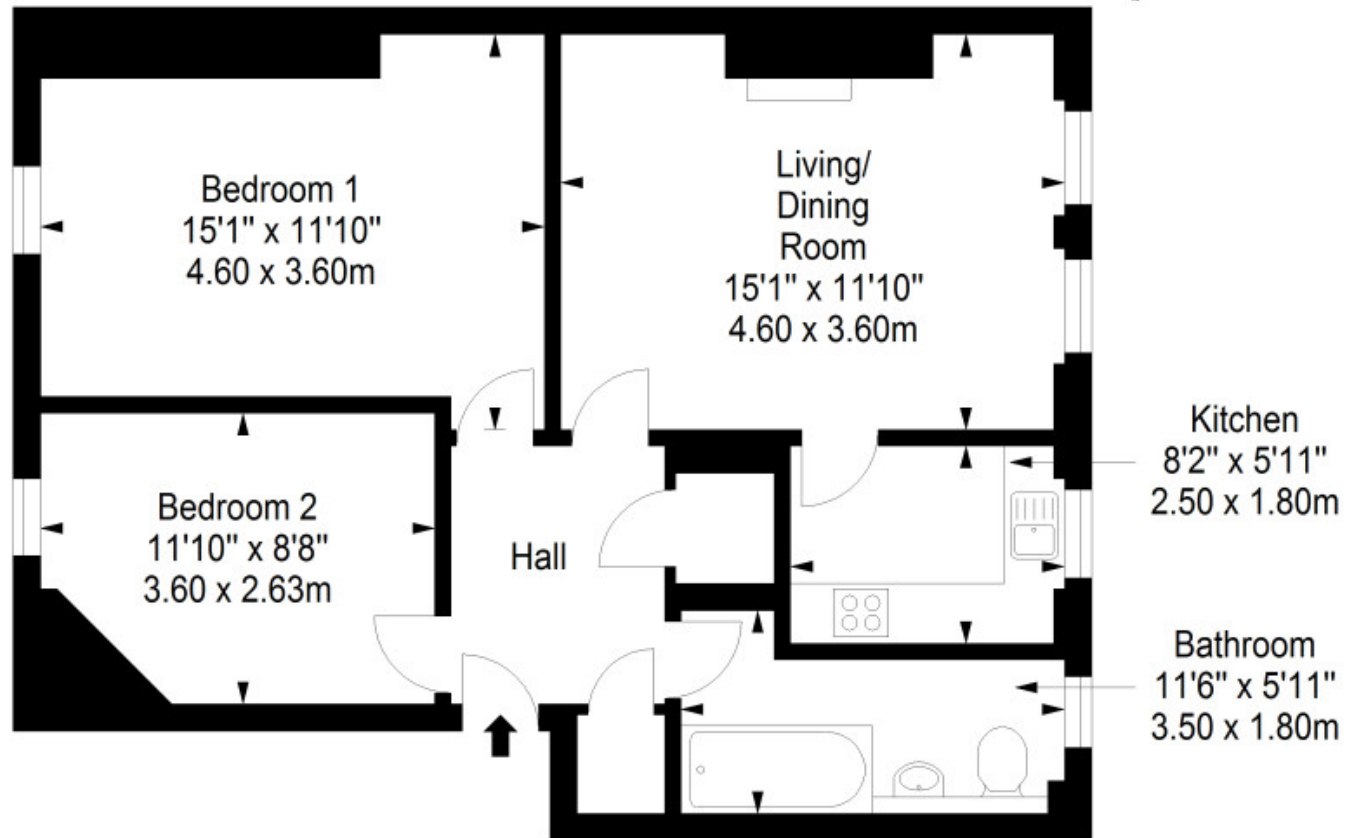
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



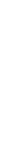
EAST LOTHIAN

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01620 893 481



DUNDEE

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01382 201 000



BORDERS

01890 880 008



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