











Offers Over
£210,000

22/6 Anderson Place

Bonnington | Edinburgh | EH6 5FR

This exceptional third floor apartment forms part of an attractive modern development in the popular district of Bonnington, a short distance from the city centre and a host of excellent amenities. The property is an ideal purchase for young professionals or rental investors with benefits including resident's parking, lift access, gas central heating, and triple glazing.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift/Stair Access
-  Resident's Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – C



Description

The bright and spacious accommodation in brief comprises; immaculate communal entrance with lift and stair access, welcoming hallway with excellent storage including utility cupboard housing washing machine, most impressive reception/dining room with doors accessing balcony, open plan to stylish fitted kitchen with integrated appliances, generously proportioned twin windowed double bedroom with extensive built-in wardrobes, and modern bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

Gardens & Parking

The development is surrounded by immaculately kept communal grounds including ample resident's parking, a secure bike store, and recycle point.

Factor

The development is managed by Trinity Factor for a monthly fee of approx. £100. This includes maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





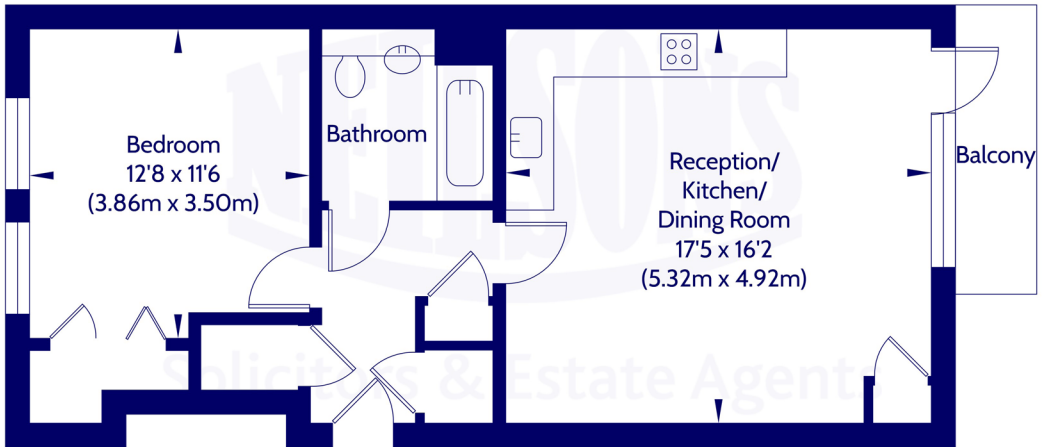
Location

Anderson Place 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 and Inverleith Park.





Approx. Gross Internal Floor Area 54.34 Sq M / 585 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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