



1/1 Burns Place

Bonnington, Edinburgh, EH6 5QD

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Promising a prime central location in popular Bonnington, this charming one-bedroom flat lies enviably close to the picturesque Water of Leith, and is within easy walking distance of the seafront, leafy public parks, a vibrant array of local amenities, and airport tram links. Set on the ground floor of a traditional stone-built tenement, the flat enjoys exquisite period features tastefully paired with classically styled interiors. Access to a communal garden and unrestricted on-street parking complete this highly appealing city home.

The front door is reached via a communal vestibule with a secure entry system. On entering the property, you step into a hallway housing useful storage. Immediately in front of you lies a sunny and spacious reception room with further built-in storage. This inviting room boasts plentiful character with natural wood flooring, coving, a beautiful ceiling rose, and attractive accent décor. A sitting area is arranged around a handsome period fireplace, while a dining nook leads directly to the kitchen. The stylish white and wood-toned kitchen is appointed in a Shaker-inspired fashion and equipped with an integrated oven and gas hob, and a freestanding dishwasher and fridge freezer. A freestanding washing machine is discreetly housed within the reception room storage.

Features

- Fantastic central location
- Tasteful décor and period features
- Charming ground-floor tenement flat
- Secure entry system
- Entrance hall with storage
- Southwest-facing living/dining room with storage
- Classically-styled kitchen
- Generous rear-facing double bedroom
- Attractive bathroom with shower-over-bath
- Large communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





“Charming ground-floor tenement flat, southwest-facing living/dining room with storage and a classically-styled kitchen”







Benefiting from a peaceful rear-facing position is a remarkably spacious double bedroom decorated in tranquil neutral tones. Here, the abundant period charm continues with wood flooring, intricate cornicing and a central rose, a focal fireplace with patterned tile sets and a mantel mirror, working window shutters, and an open Edinburgh Press providing shelved storage. Completing the home is a bright, naturally-toned bathroom offset by wood-style flooring, classic wainscoting, and white partial tiling. The bathroom comes replete with a WC suite and a bath with an overhead shower. Gas central heating and full double-glazing keep the property warm and efficient.

Externally, the flat shares access to a large enclosed rear garden and on-street parking is conveniently unrestricted.

Extras: The sale includes all fitted floor and window coverings, standard light fittings, and integrated/freestanding appliances.

Area

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area. Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed. Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities. Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.

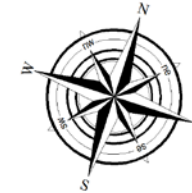




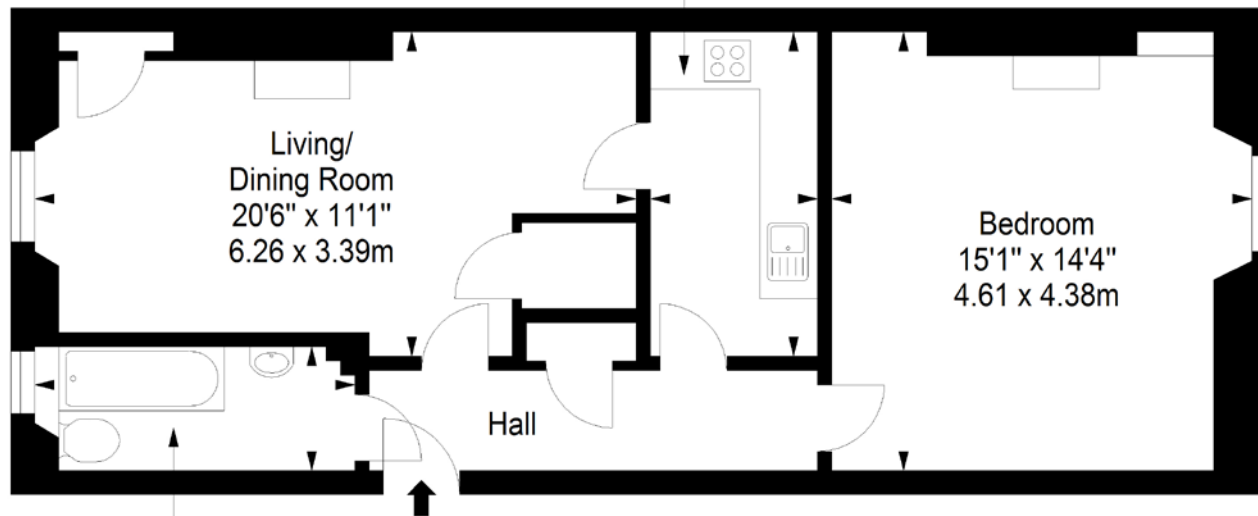
Floorplan

Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Kitchen
11'1" x 5'9"
3.37 x 1.75m



Living/
Dining Room
20'6" x 11'1"
6.26 x 3.39m

Bedroom
15'1" x 14'4"
4.61 x 4.38m

Hall

Bathroom
10'10" x 4'3"
3.29 x 1.30m

Total area: approx. 57.4 sq. metres (617.9 sq. feet)

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