



GILSON GRAY

LAW • PROPERTY • FINANCE

1/5 BONNINGTON AVENUE

Bonnington, Edinburgh, EH6 5QH



Situated along the Water of Leith and boasting scenic views of Edinburgh Castle, this well-presented tenement flat boasts a spacious living/dining room, a Shaker-inspired kitchen, two bedrooms with south-facing windows, and a modern bathroom with shower over bath. The property also benefits from access to a secure entrance, a communal drying area, unrestricted on-street parking, and excellent transport connections. It has a prime location on a quiet cul-de-sac, and is within walking distance of Victoria Park. Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Situated near Bonnington Bridge
- Impressive canopy views of Edinburgh Castle
- Second/top floor tenement flat
- Entrance hall with built-in storage
- Bright living/dining room with a fireplace
- On-trend, galley-style kitchen
- Two south-facing double bedrooms(one with dual-aspect windows)
- Modern bathroom with shower over bath
- Communal drying area
- Unrestricted on-street parking







"AN ENVIABLE CITY HOME
WITH SCENIC EDINBURGH
CASTLE VIEWS AND
SPACIOUS
ACCOMMODATION."





EPC RATING:



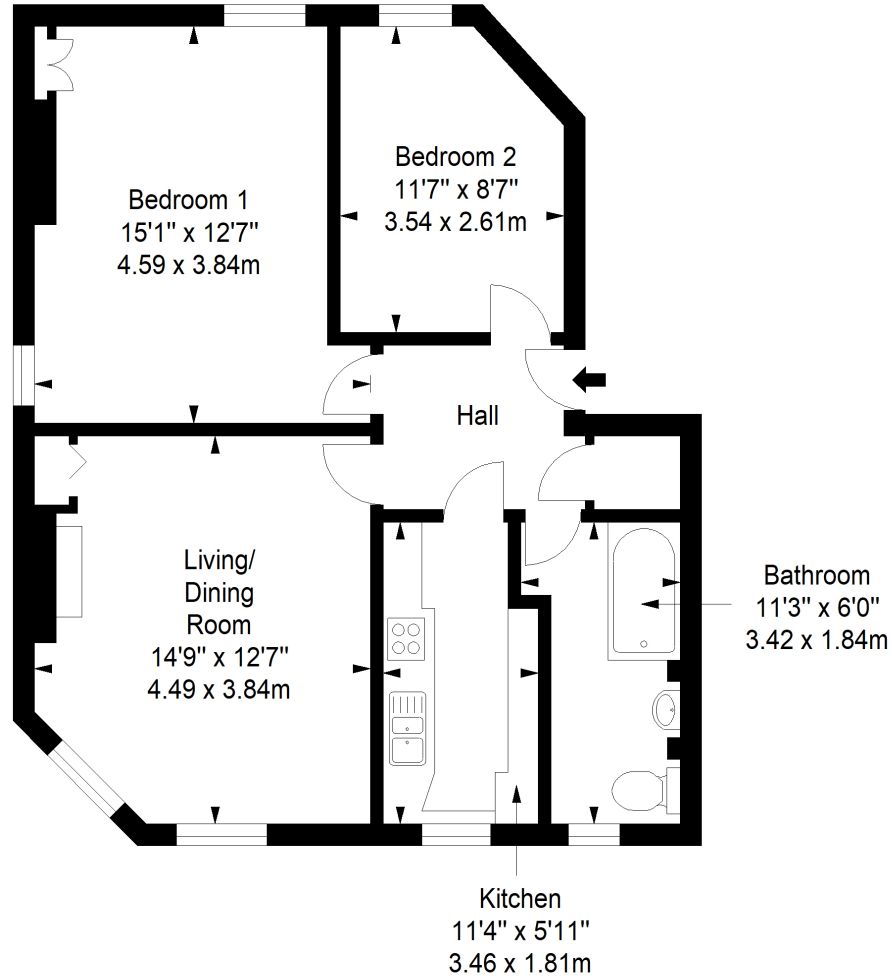
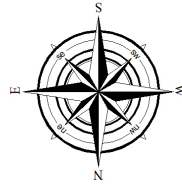
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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0131 516 5366



GLASGOW

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EAST LOTHIAN

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DUNDEE

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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.