









Offers Over
£225,000

4/3 Bonnington Avenue

Bonnington | Edinburgh | EH6 5QH

This spacious and beautifully presented first floor flat, is quietly situated within the ever-popular Bonnington district, close to the city centre, excellent local amenities and commuting links. The accommodation which is in move-in condition would make an ideal purchase for the young professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  EPC rating – C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned and bright twin-windowed lounge/dining with feature fireplace, contemporary fitted kitchen, fantastic sized principal bedroom, second further well proportioned double bedroom and modern bathroom with white three-piece suite and rainfall shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, washing machine, fridge and freezer.

Gardens & Parking

To the rear, there is a well maintained communal garden and on-street parking is available to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is in the vibrant and sought-after Bonnington district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk as well as a large Tesco store. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There are regular bus and tram services to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 61.2 Sq M / 659 Sq Ft.



First 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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