









Offers Over
£245,000

20/7 Ashley Place

Bonnington | Edinburgh | EH6 5GB

This attractive and spacious top floor flat, ideally placed close to fantastic local amenities and transport links, is pleasantly situated within a modern development popular with the young professionals. The accommodation which is in move-in condition would benefit from internal viewing to be fully appreciated.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  EPC rating – B
-  Council tax band - D



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining with Juliet balcony, open plan to modern fitted kitchen with integrated appliances, light and airy principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom and contemporary 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 fridge/freezer, washing machine, oven, hob and dishwasher. The fitted storage in the principal bedroom will also be included within the sale.

Parking & Factors

Externally there are well maintained communal garden grounds together with ample residents parking.

There is a factoring fee payable to Ross & Liddle for the upkeep of the communal areas which is approximately £50 per month, this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





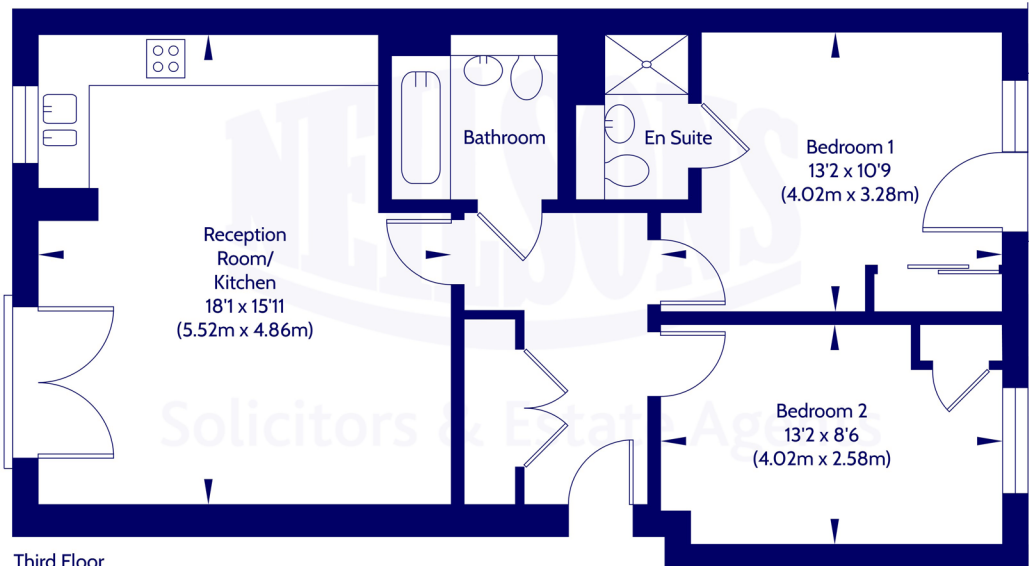
Location

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 64.24 Sq M / 691 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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