










Offers Over
£240,000

22/7 Ashley Place

Bonnington | Edinburgh | EH6 5GB

This beautifully presented third/top floor apartment is situated within a sought-after modern development close to the city centre, excellent amenities and commuting links. The well-presented accommodation would make an ideal purchase for the professional couple, first time buyer or buy to let investor and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Grounds
-  EPC Rating – B
-  Council Tax Band - D



Description

In brief the subject comprises; secure entry system, welcoming entrance hallway with useful utility cupboard and storage cupboard, light and airy reception/dining room with Juliet style balcony, open plan to modern fitted kitchen with integrated appliances, well-proportioned principal bedroom with en-suite shower and built in wardrobes, good size second bedroom with fitted cupboard and contemporary bathroom with white three-piece suite. Further benefits include gas central heating and double glazing.



Extras

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

Gardens & Parking

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

Factor

The development is maintained and factored by Ross & Liddell for a monthly fee of approx. £100 payable that covers management fees, block building insurance and maintenance of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





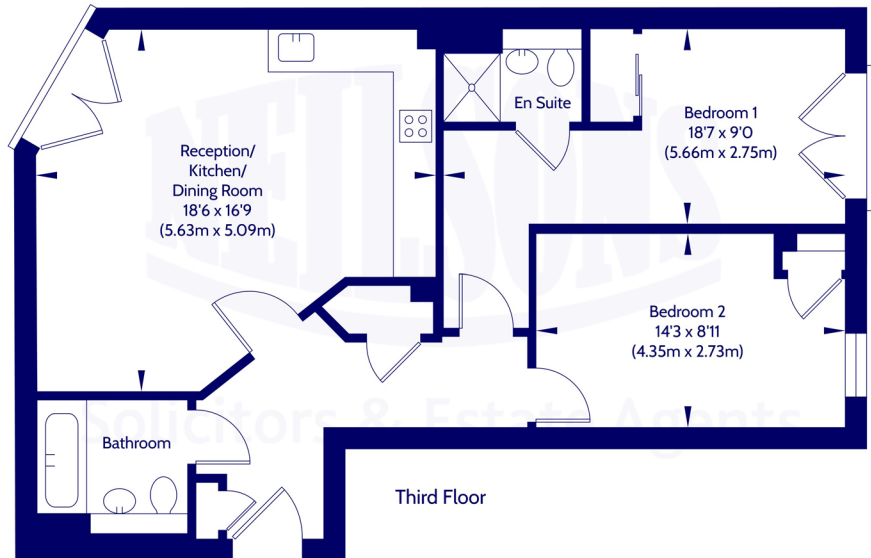
Location

Within easy reach of the City Centre, the Bonnington area of Edinburgh was a thriving industrial area in past centuries but now many of the old buildings have been skillfully renovated and converted for residential use and modern apartments have been built. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is nearby as is Newhaven. Local amenities include a variety of shops and well-respected schools. Princes Street and Ocean Terminal are also within easy reach, both offering a plethora of High Street names for more extensive retail therapy. Local leisure and recreational facilities include a variety of public parks and the open spaces of Leith Links, the Water of Leith walkways and health clubs.





Approx. Gross Internal Floor Area 69.06 Sq M / 743 Sq Ft.



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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