

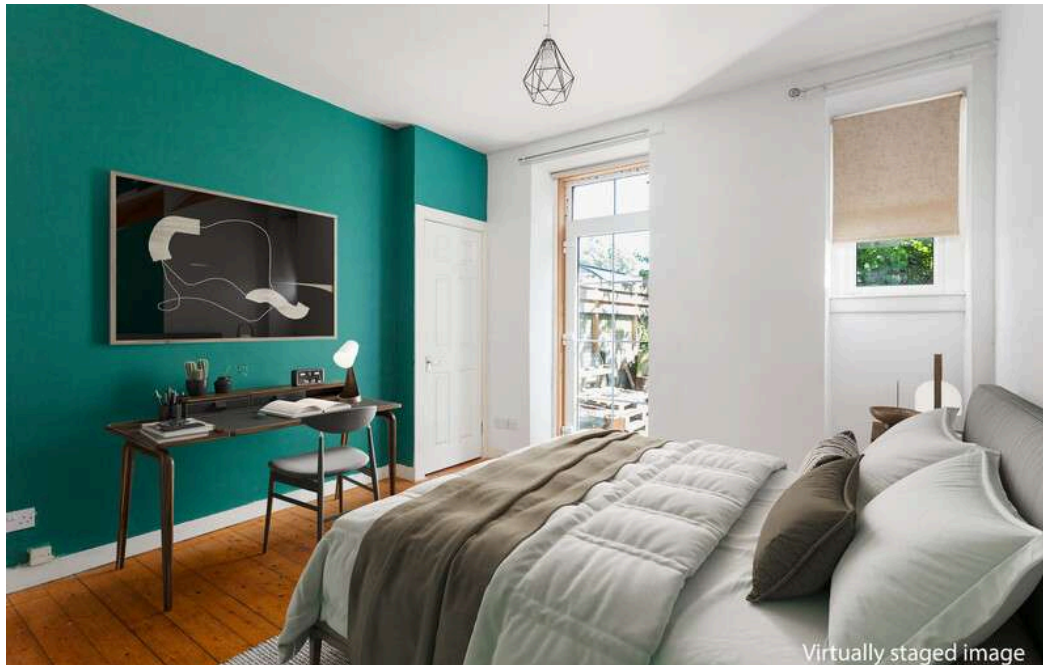
67/I Bonnington Road
Edinburgh, EH6 5JQ



"67/1 Bonnington Road is an immaculately presented ground floor flat in the extremely popular area of Bonnington"

- SECURE DOOR ENTRY
- STAIRWELL
- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING/KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE ACCESS TO SHARED GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin star restaurants, trendy bistros, and coffee houses, is easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

67/1 Bonnington Road is an immaculately presented ground floor flat in the extremely popular area of Bonnington, just north of Edinburgh's city centre. The accommodation comprises: entrance vestibule leading to a spacious hallway with entry door system; open-plan living room/dining room/kitchen with two large windows that let in a good amount of natural light, the modern kitchen is fitted with wall to floor work units, contemporary work surfaces and splashback tiles, there is space for a dining table and chairs; good sized double bedroom with built in cupboard and door with private access to the enclosed garden which is shared with one other flat; bathroom with 3 piece white suite and a mains shower over the bath with splashback throughout. Further benefits include: gas central heating, double glazing, on street parking, good local amenities and excellent transport links.

EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Floorplan



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