



Solicitors & Estate Agents










Offers Over
£175,000

1 3F2 Graham Street

Bonnington | Edinburgh | EH6 5QN

A fantastic opportunity has emerged to acquire this charming and well-maintained top-floor flat, part of a traditional tenement in the heart of Bonnington. Conveniently located within easy reach of the city center, this property offers access to numerous amenities and excellent commuting links.

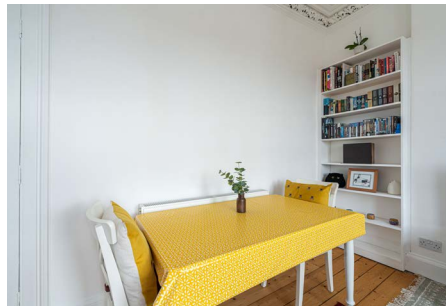
-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - A



Description

The flat is in true move-in condition, boasting breathtaking panoramic skyline views across the city, including Calton Hill and Edinburgh Castle. The light and stylish accommodation is perfect for first-time buyers, young professionals, or buy-to-let investors and truly warrants an internal viewing for full appreciation.

Accessed via a secure entry system, the flat features an entrance hallway with stripped wood flooring. The lovely, well-presented lounge offers tremendous open views, while the kitchen comes equipped with a range of modern wall and base units, with appliances included in the sale. The attractive double bedroom at the rear provides a pleasant leafy backdrop and includes built-in storage with hanging rail and shelving. The shower room consists of a two-piece suite with a mains shower unit, and a separate WC apartment features a modern two-piece white suite. Additional benefits include gas central heating with a combi boiler and double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

A communal garden is located at the rear of the building, and for car owners, unrestricted parking is available on the street and in the surrounding areas.

Viewing

Please contact Neilsons on 0131 625 2222.





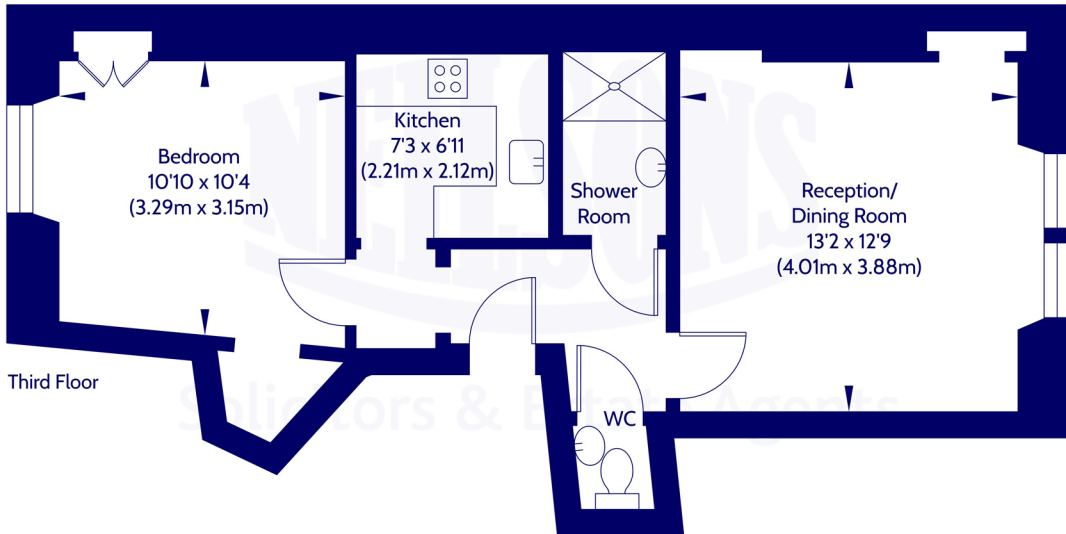
Location

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 choice of large supermarkets nearby. 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 CityBypass is easily accessible with links to central Scotland's main motorway network





Approx. Gross Internal Floor Area 43.76 Sq M / 471 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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