



Solicitors & Estate Agents










Offers Over  
**£155,000**

# 151/6 Bonnington Road

Bonnington | Edinburgh | EH6 5NJ

A fantastic opportunity has arisen to purchase this impressive, second floor flat in the popular high amenity area of Bonnington. The property would undoubtedly appeal to first-time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Permit Parking
-  Communal Grounds
-  EPC Rating – D
-  Council Tax Band - B



## Description

In brief the accommodation comprises; welcoming hallway with useful storage, light and airy twin windowed reception/ dining room, fitted kitchen with appliances, spacious double bedroom with mirrored fitted wardrobes, and shower room with large storage cupboard. Further benefits include double glazing, new electric radiators and good storage.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

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

## Gardens & Parking

There are well maintained communal grounds and residents parking. The development is managed by Trinity Factor for a monthly fee of approx. £42. This includes maintenance of the communal areas.

## Viewing

By appointment through Neilsons 0131 625 2222.





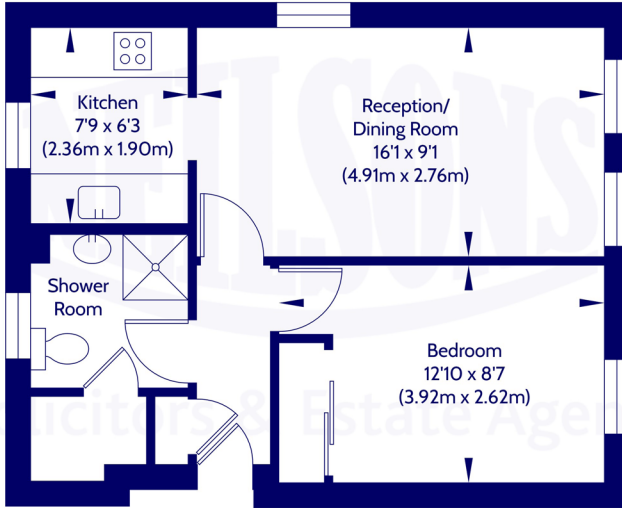
## Location

The property is located in the popular area of Bonnington, only a short distance from the City Centre and the Shore. There are a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington and neighbouring Canonmills, together with good sized Tesco and Lidl supermarkets. Frequent public transport services link the area to the city centre and surrounding areas. For the more active commuter, Edinburgh's extensive network of cycle/walking paths are close at hand and link up with many parts of the city. The area is also within close proximity to some of the capitals most beloved green spaces, including the spectacular Royal Botanic Gardens, Leith Links and Inverleith Park.





Approx. Gross Internal Floor Area 37.37 Sq M / 402 Sq Ft.



Second Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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