










Offers Over  
**£245,000**

## 16/20 Ashley Place

Bonnington | Edinburgh | EH6 5FH

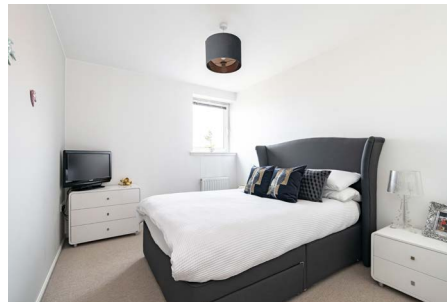
An exceptionally appealing third floor flat (with lift), which forms part of a well-kept modern development and enjoys a high amenity location in the capital's popular Bonnington area. Internally the property is in pristine move-in condition throughout, benefits from a private balcony and is well placed for commuting to the city centre.

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



## Description

The flat is accessed via secure entry/lift and briefly comprises: extensive entrance hallway with built-in storage, dual facing reception space with tasteful neutral décor, engineered wood flooring and French doors leading out to a private balcony, semi open plan to a dining kitchen which has been fitted with an excellent assortment of stylish contemporary units, contrasting wipe-clean worktops and a selection of integrated appliances, two well proportioned double bedrooms, both with fitted wardrobes, and bathroom with three piece white suite, mosaic tiling, splash screen and electric shower.



## Extras

All integrated appliances, blinds, light fittings, and floor coverings will be included.

## Garden, Parking and Factor

There are areas of well-maintained communal garden ground peppered throughout the development and ample residents parking is available. Please note there is a factoring agreement in place with Trinity Factors for the upkeep of the communal areas and lift. This is presently charged at approx. £240 per quarter and can be paid monthly upon request.

## Viewing

By appointment through Neilsons (0131 625 2222).



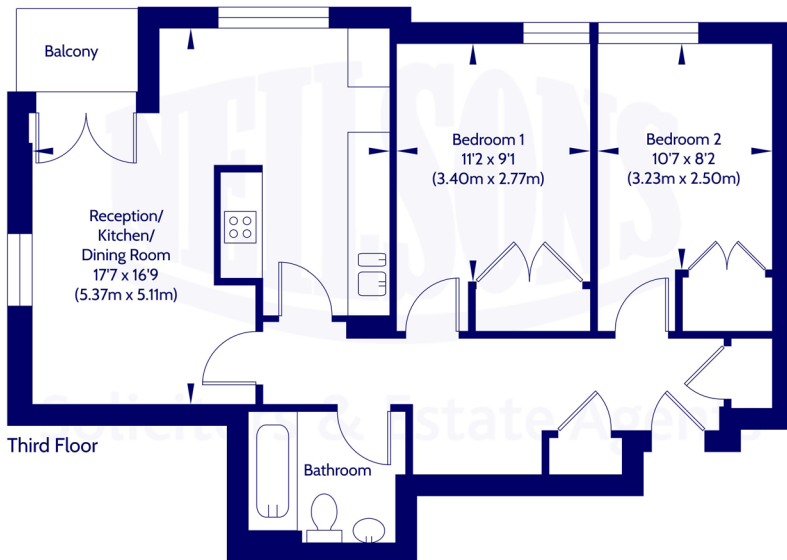


## Location

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. Leith Walk and the fashionable Shore area with their vibrant café cultures, gastropubs and award-winning restaurants are both close at hand. Local amenities include a variety of shops and well regarded schools. Princes Street, The St James Quarter and the soon to be revamped Ocean Terminal are also within easy reach, 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 61.31 Sq M / 660 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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