



# Leith, Edinburgh

147/7 BONNINGTON ROAD, EDINBURGH EH6 5NJ

Set on the second floor of a purpose built development, this smart one bedroom central flat offers practical living space with residents parking, close to excellent amenities and only moments from the open spaces of Pilrig Park.



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## DESCRIPTION

This well-connected location provides residents with easy access to a wide range of amenities, green spaces, and cultural attractions. The property comprises of:

- Central Modern Second Floor Flat
- Entrance Hall
- Living Room
- Separate Kitchen
- Double Bedroom
- Bathroom
- Large Storage Cupboard
- Electric Heating
- Double Glazing
- Residents' Permit Parking
- Close to Pilrig Park

## LOCATION

Bonnington is a popular district approximately one mile north of the city centre. The Property is ideally situated for access to both the city centre where you will find an impressive range of leisure and entertainment options (including the renowned St James Quarter shopping centre featuring prestigious department stores, John Lewis and Harvey Nichols) museums, places of historical interest and galleries and within walking distance of the bustling bars and coffee shops of the vibrant Shore (recognised for its unique waterfront and historic setting) which can be accessed via the leafy Water Of Leith Walkway. Leith Farmers' Market (on most Saturdays) offers the perfect place to source fresh local produce.

Nearby Leith Walk and Great Junction Street, offer an excellent variety of small speciality shops, authentic bars, bistros and restaurants as well as a large Tesco branch. Ocean Terminal with its multi-screen cinema is also within close proximity, as is the picturesque Newhaven harbour where there is also a David Lloyd Leisure Centre. The lovely open space of Pilrig Park can be accessed from directly behind the building, for a leafy escape from city life. The location benefits from superb transport links, with frequent bus services along Bonnington Road and the Tram Network is also located nearby meaning quick and easy commuting to the City Centre, Waverley and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport. For cyclists, the area connects to several key cycle paths, while those commuting by car will appreciate proximity to Ferry Road and key routes heading out of the city. This enviable location would be ideal for professionals, students, or first-time buyers and places you in a well-connected neighbourhood full of character and convenience.

## COUNCIL TAX BAND

Band B

## EXTRAS

Floor coverings and light fittings, hob and oven, kitchen fan extractor, fridge freezer, TV cabinet, bedroom and living room shelves are included in the sale.

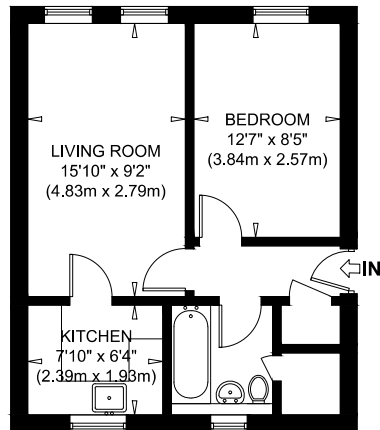
## VIEWING

By Appointment with Agents: Tel: 0131 467 7550



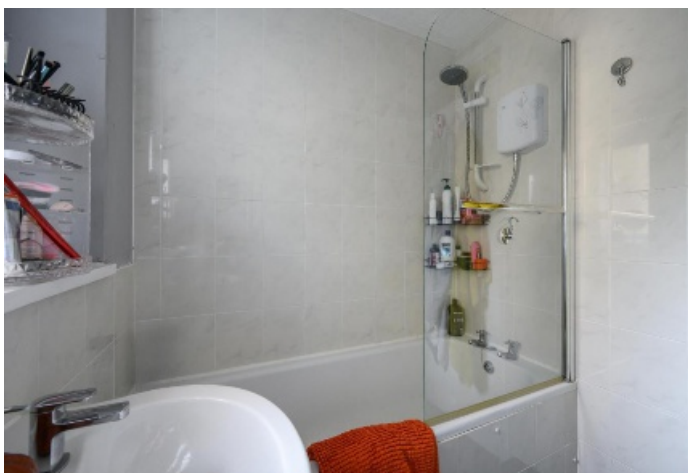






SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 38,5 SQ M / 414 SQ FT

BONNINGTON ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 38,5 SQ M / 414 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## Wilson Ward

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