



# 147/12 BONNINGTON ROAD

Bonnington, Edinburgh, EH6 5NJ



1

Public Room



1

Bedrooms



1

Bathroom



# 147/12 BONNINGTON ROAD

Forming part of a factored development, this one-bedroom third-floor city flat is a charming property that offers bright and airy accommodation, presented with attractive interior design throughout. It has a fashionable kitchen and three-piece shower room (with a rainfall shower), and it further benefits from residents' permit parking. This beautiful home will be in high demand amongst city professionals, couples, and first-time buyers alike.

Situated in the heart of Bonnington, the property has a highly sought-after location that offers convenient city living. It is just a short walk from the award-winning restaurants, cafes, and fashionable bars of both The Shore and Leith Walk. Furthermore, idyllic green spaces are close by, with Pilrig Park practically on the doorstep, and Leith Links and the Water of Leith a gentle stroll away. Fantastic amenities (including supermarkets) are also nearby, along with bus links and a tramline to the city centre and airport.







D

EPC  
RATING

B

COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A beautiful third-floor city flat
- Part of a sought-after development
- Highly convenient location in Bonnington
- Light interior décor and quality finishings
- Welcoming entrance hall with storage
- Bright and spacious living/dining room
- On-trend modern kitchen
- Double bedroom with open wardrobe
- Modern 3pc shower room with storage
- Fully-floored attic space for further storage
- Well-kept communal garden grounds
- Permitted residents' parking to the rear





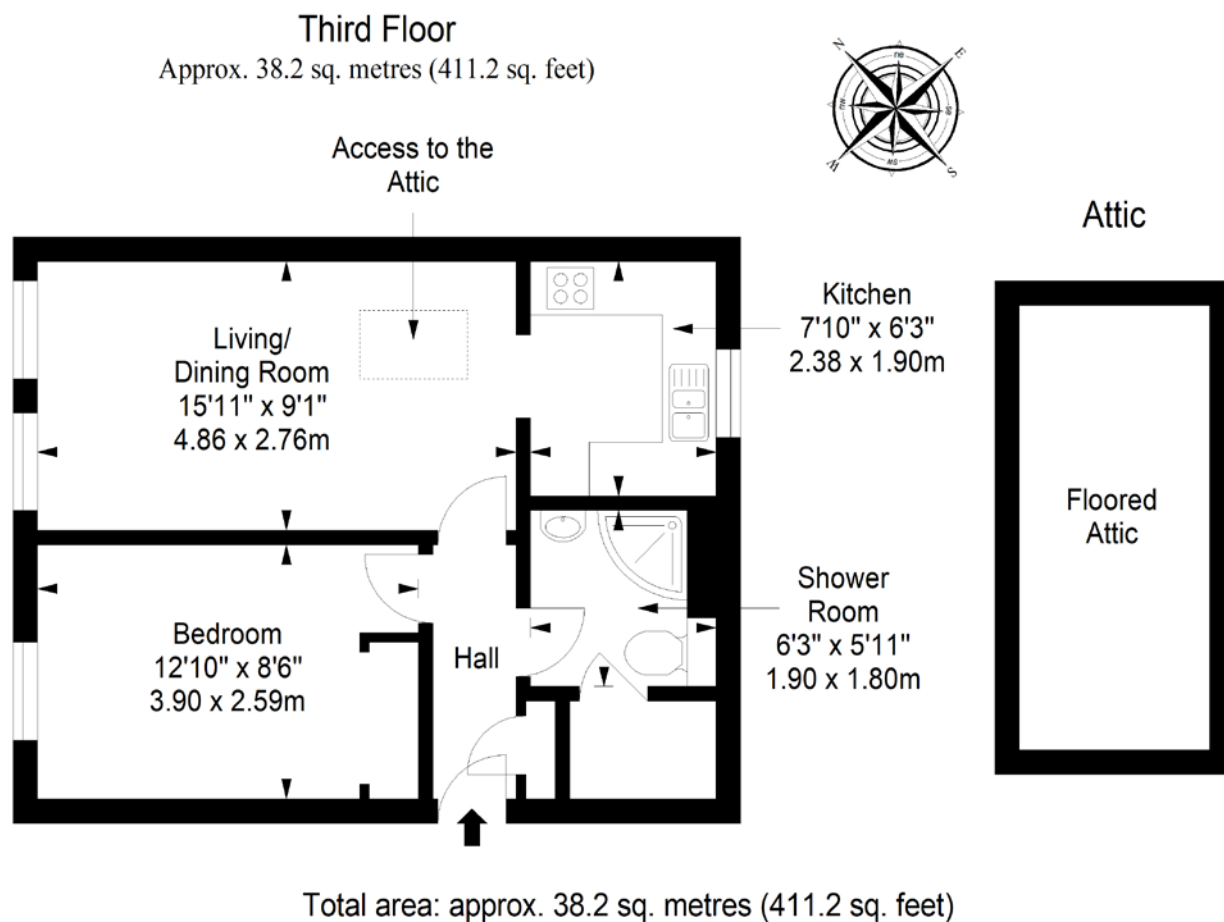
Extras: an integrated oven and ceramic hob, and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: there is a factoring agreement in place with Trinity Factors, the monthly charge is around £55.



# BONNINGTON, EDINBURGH

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area. Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed. Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities. Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.



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