



138/3 Bonnington Road  
Leith, EH6 5JP

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

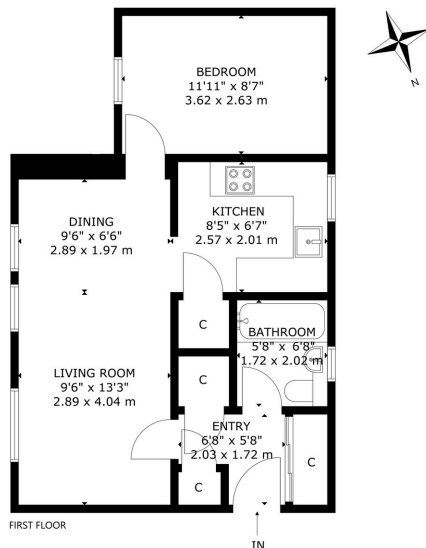
- Living/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Communal Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C





This well-presented first floor flat is situated in the popular area of Bonnington, close to convenient, local amenities and within walking distance of the city centre and the Shore. There are lovely outdoor areas at nearby Pilrig Park and Leith Links. The accommodation comprises; welcoming hallway with excellent storage with potential to be made into a office, spacious, living/dining room, one good-sized double bedroom and bathroom with shower over bath. Externally, there are shared grounds to the rear and a residents' carpark that provides off-street parking. The property is fully double glazed and gas central heating. Included in the sale are the fitted floor coverings, oven, hob, hood, fridge-freezer and washing machine. All included appliances are sold as seen with no warranty provided. There is a factoring fee pay able to Curb-6 factors of approx. £75 per quarter.





139/3 BONNINGTON ROAD, EH6 5JP  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 496 SQ FT / 46 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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