

8 Bonnington Grove, Trinity, Edinburgh, EH6 4BW



Description

A rare opportunity has arisen to acquire a charming and exceptionally well presented traditional Victorian terraced villa, of immense appeal. Enjoying a peaceful setting on a much sought-after street in the ever-popular Trinity, this delightful property lies within easy reach of a variety of local amenities, the open green spaces of Victoria Park and the City Centre. The property is offered to the market in good decorative order throughout benefiting from many retained period features including ornate cornicing, decorative fireplaces and working shutters enhanced by high ceilings and tall windows which ensure a great feeling of light and space.

- Entrance vestibule
- Hallway with under-stair storage
- Elegant bay window living room with multi-fuel burner stove providing a lovely focal point
- Dining/sitting room with wood burner
- Well equipped kitchen having door giving access to the rear garden
- Ground floor WC/cloak room
- Two double bedrooms, one with adjoining study/office
- Bedroom 3
- Bathroom featuring a white three piece suite and shower over bath
- Gas central heating
- Private gardens front and rear
- Unrestricted on street parking

Extras

The oven, hob, cooker hood, microwave, fridge/freezer, wood burners and rear garden shed will be included within the sale.

EPC Rating: D

Price and Viewing

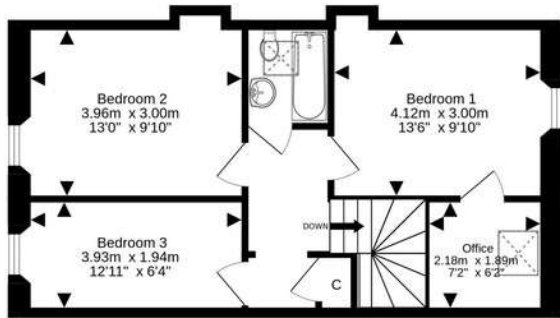
For price and viewing information or further details on this property please contact us on 0131 557 3188.



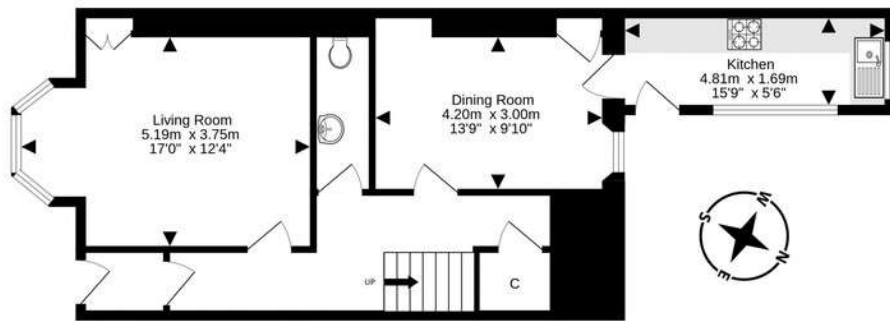
Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. There is a regular bus service to the City Centre and surrounding areas, the new tram extension in neighbouring Newhaven connects swiftly to the city and airport and easy access is available to the cycle path network providing off-road routes across the city. The Queensferry Crossing, Edinburgh City Bypass and M8/ M9 motorway network are easily accessible for those going further afield.





1st Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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