

30 Milnacre, Bonnington, Edinburgh, EH6 5TD



Description

Commanding an enviable setting within an established landscaped development is this particularly appealing 3 bed end terraced villa, moments from the Water of Leith, excellent amenities and quick transport links. Boasting private front and rear gardens, a further communal garden and resident's parking, the property is presented to the market in good decorative order and provides spacious and flexible living which represents an ideal home for a professional couple or family.

- Hallway with storage
- Generously proportioned living/dining room with stripped wood floors falling naturally into two defined areas and featuring patio doors to a timber deck, offering an ideal space for alfresco dining
- Fitted kitchen
- Conservatory with French doors to rear patio garden
- Three bedrooms all with fitted wardrobes
- Bathroom consisting of a three piece white suite and shower over the bath
- Gas central heating and double glazing
- External store cupboard

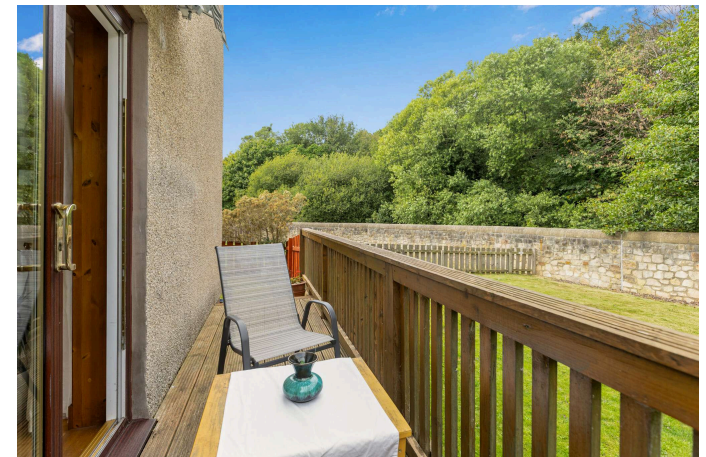
Additional Information

There is currently a Residents Association in place and the seller has confirmed a fee of £50 per annum is payable for the upkeep of the communal grounds.

Extras

The oven, hob, extractor fan, washing machine and fridge are included.

EPC Rating: C



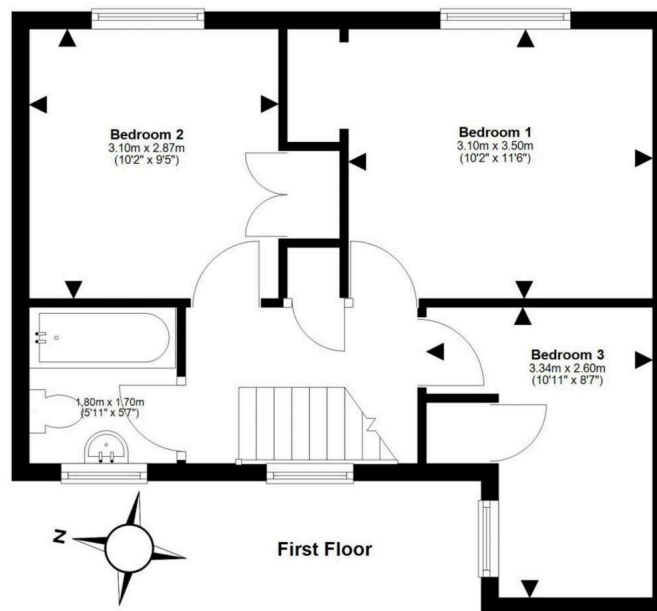
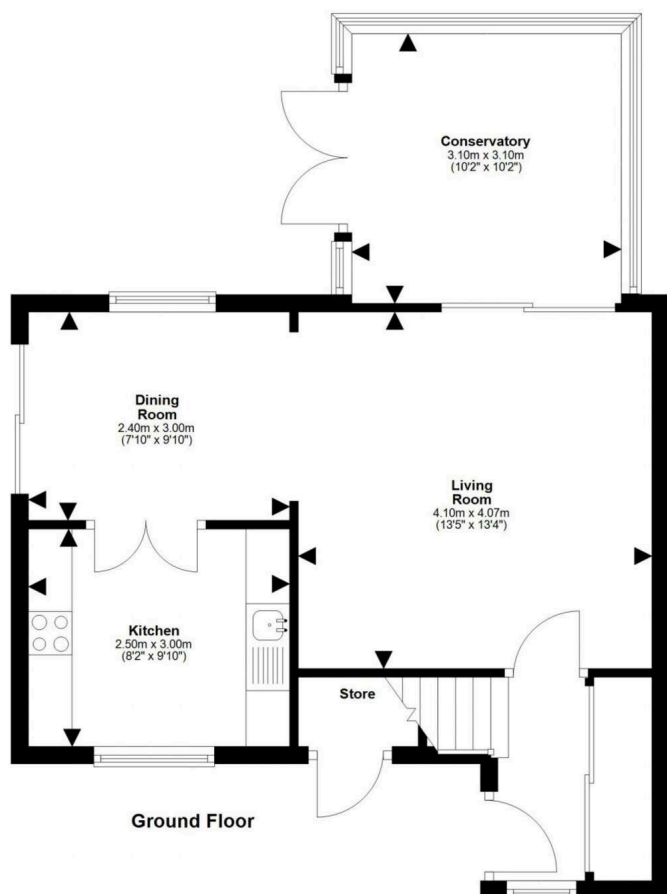
Location

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location. 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, cafes, 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 whilst both Leith Victoria and Glenogle swim baths and fitness centres are within walking distance. 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.

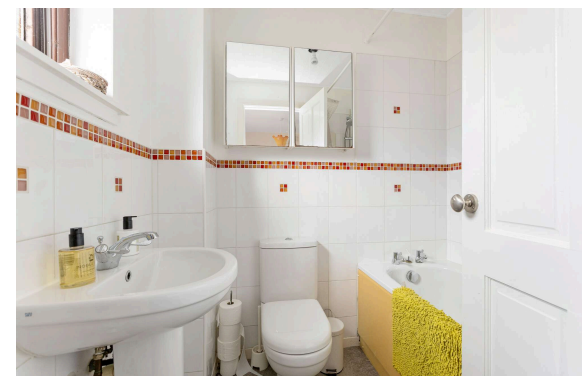
Price and Viewing

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





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



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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