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Offers Over  
**£295,000**

# 6 Clarice McNab Lane

Bonnington | Edinburgh | EH6 5FA

An excellent opportunity has arisen to acquire this stylish and superb main door two bedroom apartment situated within a modern new development in Bonnington next to the Water of Leith. Boasting a substantial enclosed private garden, while being within easy reach of the city centre and the cosmopolitan district of Bonnington, this property makes for an ideal purchase for young professionals and first-time buyers.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Enclosed Private Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The main door opens into a welcoming hallway that includes a utility cupboard and two additional storage options. The open-plan living space features a reception area with glass doors leading to a private patio and garden, creating a seamless indoor-outdoor flow. The designated dining area enjoys a dual aspect overlooking the garden, making it a bright and inviting space. The modern, fully fitted kitchen is equipped with ample wall and base units, integrated appliances, and laminate flooring throughout, offering both style and functionality. The principal bedroom, located at the front of the property, includes built-in wardrobes and a well-proportioned en-suite shower room. A second generously sized double bedroom also benefits from modern decor and built-in wardrobes, providing ample storage. The property also includes a contemporary white three-piece bathroom suite, complete with a thermostatic shower over the bath, surrounded by modern tiling and vanity storage.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The curtains shall not be included in the sale.

## Gardens & Parking

Outside, residents can enjoy the private, enclosed rear garden, which features a covered patio area and a large lawn that extends to the rear and side, all enclosed by wooden fencing. Additionally, the property offers convenient residents' parking.

## Viewing

Please contact Neilsons on 0131 625 2222.





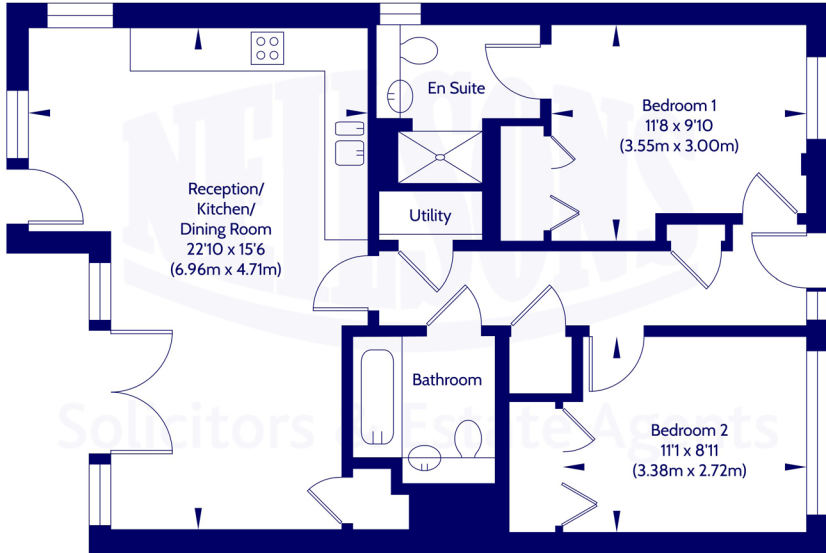
## Location

Clarice McNab Lane forms part of desirable residential area located in Bonnington, only a short distance from the City Centre and the Shore. There are a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington, together with good sized Tesco and Lidl supermarkets. Frequent public transport services link the area to the city centre and surrounding areas. Nearby there are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat.





Approx. Gross Internal Floor Area 69.97 Sq M / 753 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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