



11 Milnacre

Bonnington | Edinburgh | EH6 5TD

This generously proportioned end-terraced house with private garden and garage is situated right next to the Water of Leith, within the popular residential area of Bonnington. The house is close to exceptional local amenities and within easy reach of the city centre and surrounding areas, by way of good public transport. The property would undoubtedly appeal to first time buyers, professionals and families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage cupboard, light and airy reception/dining room with door accessing rear garden, modern fitted kitchen with a range of base and wall mounted units, three well proportioned double bedrooms with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler and central heating installed 2024) and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine and dishwasher.

Gardens & Garage

There is a lovely south facing private garden to the rear with patio area, creating the perfect place for outside dining/ relaxing. There is also a garage that comes with the property with up and over door, as well as ample on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





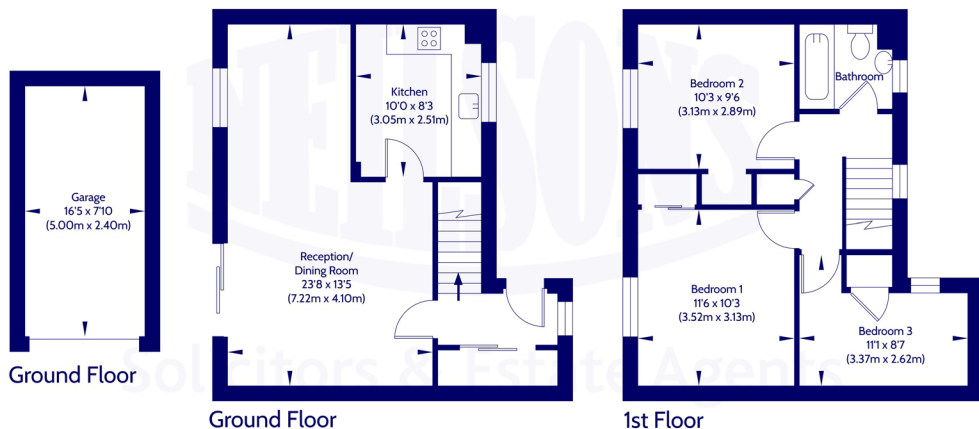
Location

The highly popular area of Bonnington is situated to the north of the city within easy reach of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. Ferry Road and Great Junction Street offer a wide variety of local shops and amenities including Supermarket Stores. More extensive amenities can be found at Ocean Terminal Shopping Centre which houses a good selection of high street stores as well as a Pure Gym and a multi-screen cinema. Further amenities can be found in the cosmopolitan Shore district which is a short walk away and offers a great choice of popular bars and restaurants. There are a variety of great outdoor spaces including the wonderful Leith Links, Holyrood Park and Arthur's Seat. Edinburgh's cycle path network and the Water of Leith are also easily accessible. There are regular bus services to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 80 Sq M / 853 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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