



Offering stunning views

One or two bedroom, second floor flat



A fantastic, one or two-bedroom, second floor flat which offers stunning views towards Calton Hill, Arthurs Seat, and Edinburgh Castle and is well placed forming part of the popular district of Bonnington, close to excellent amenities, Pilrig Park and commuter links. The property which is light and bright has been nicely decorated, has lovely period features and stained oak effect flooring. It comprises; a welcoming hallway with storage facilities, a kitchen/living room, with an attractive range of assorted upper and lower units, appliances and space for seating; a generously proportioned double bedroom (or lounge if preferred) with alcove, working shutters, and original fireplace, a further double bedroom, and stylish shower room with mains powered shower, vanity unit and attractive flooring. There is a well-kept communal garden to the rear and on-street parking to the front. This property will appeal to professional couples, first time buyers and rental investors.



Key Features

- Communal stair
- Hall
- Kitchen/living room
- Two double bedrooms, or lounge and double bedroom
- Shower room
- Excellent storage
- Gas central heating
- Double glazing
- Communal garden
- On-street parking



Bonnington

Within easy reach of the City Centre, the Bonnington area of Edinburgh was a thriving industrial area in past centuries but now many of the old buildings have been skilfully renovated and converted for residential use and modern apartments have been built. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is nearby as is Newhaven. Local amenities include a variety of shops and well-respected schools. Princes Street and Ocean Terminal are also within easy reach, both offering a plethora of High Street names for more extensive retail therapy. Local leisure and recreational facilities include a variety of public parks and the open spaces of Leith Links, the Water of Leith walkways and health clubs.



Extras

All fitted floor coverings, light fittings, electric cooker, fridge and freezer, automatic washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

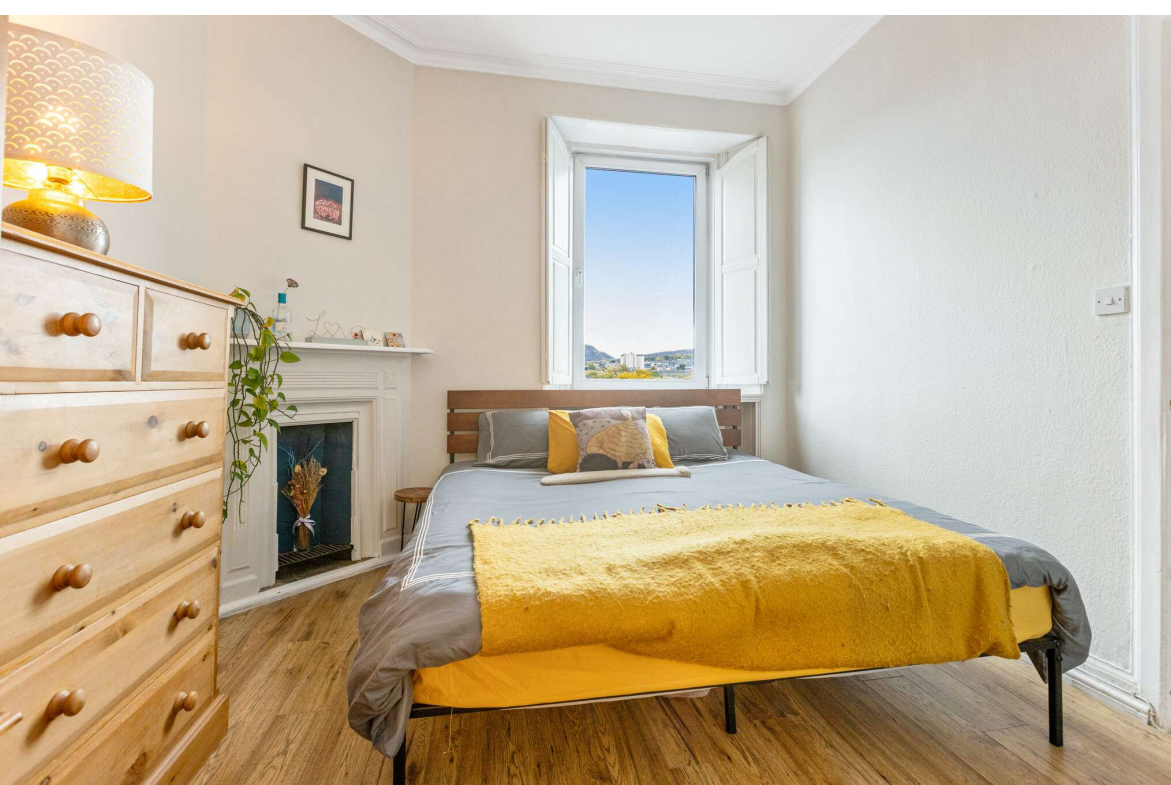
£195,000

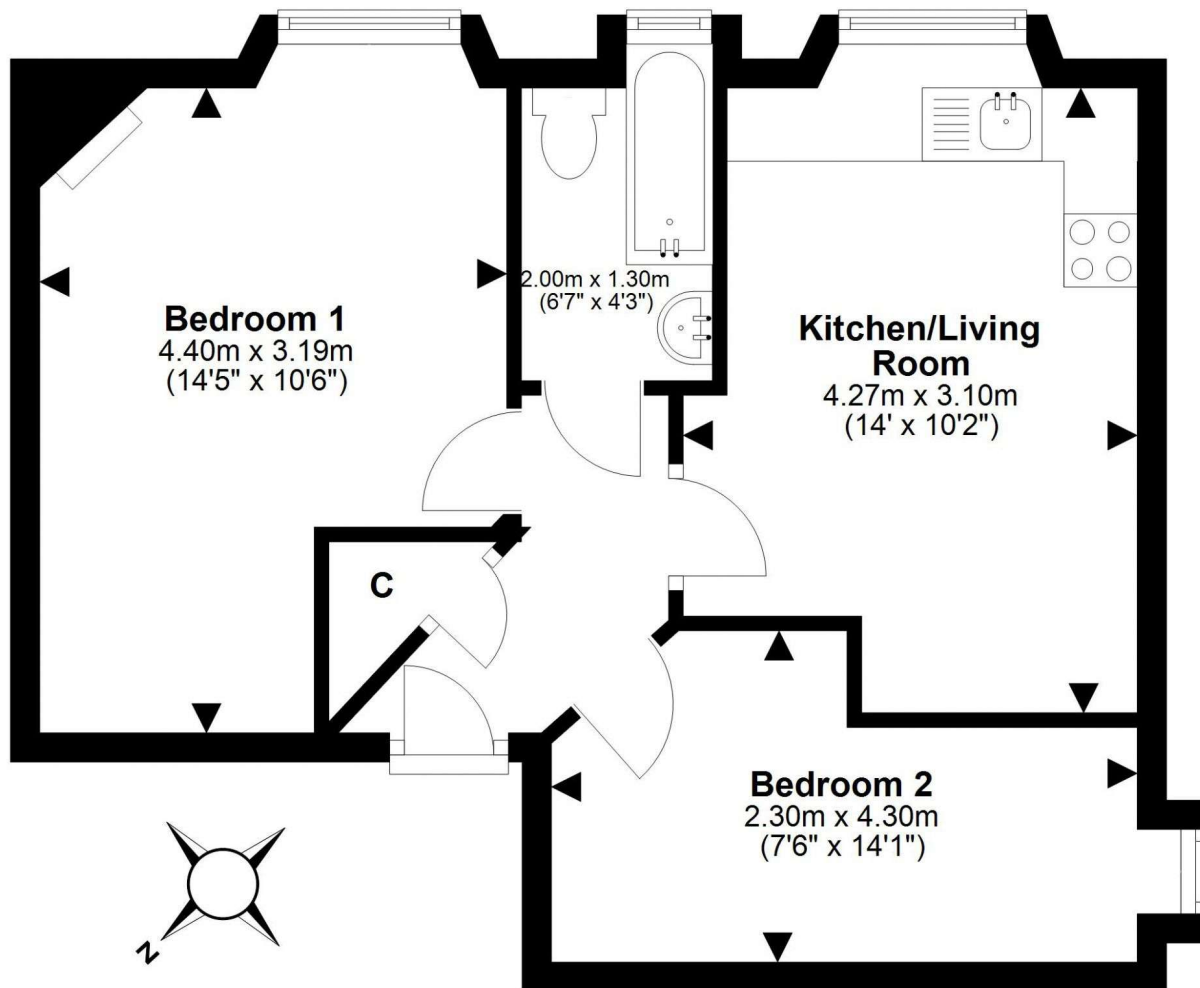
EPC Rating

C

Tenure

Freehold





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.



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