



Bonnington, Edinburgh

63/7 BONNINGTON ROAD, EDINBURGH EH6 5JQ

WILSON WARD
SOLICITORS • ESTATE AGENTS • NOTARIES
RESIDENTIAL • COMMERCIAL • EXECUTRIES
MORTGAGE REFERRALS • WILLS

This attractive second floor flat offers an abundance of amenities within walking distance and with easy access to the city centre.



1

1

1



Description

This bright second floor flat offers well-proportioned accommodation in the heart of Leith. The accommodation comprises:

- The property is entered through a vestibule, leading to a hallway with two generous storage cupboards.
- Good-sized and bright lounge/dining room with a window to the front of the property.
- Separate kitchen with a good range of base and wall units
- Large double bedroom, also with a window to the front, and benefitting from extensive fitted wardrobes.
- Bathroom with a white suite with a shower mixer to the bath taps, a shower screen and a heated towel rail.
- Double glazing and gas central heating have been installed.
- Early viewing is highly recommended to appreciate the accommodation on offer which is likely to be of particular interest to the first-time buyer, young couples and investors.

Location

Leith, a historic port and once a separate Burgh, is now a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. There is a wonderful variety of trendy restaurants (including Michelin starred and many more Michelin guide recommended restaurants), galleries, bars and bistros, all within walking distance. Leith Farmers' Market (on most Saturdays) offers the perfect place to source fresh local produce and nearby cafes make for idyllic weekend brunch spots. Nearby Leith Walk offers an excellent variety of small speciality shops as well as a large Tesco. Ocean Terminal with its multi-screen cinema is also nearby, as is the picturesque Newhaven harbour where there is also a David Lloyd Leisure Centre. Closer to home and within walking distance there is the Leith Victoria Swim Centre with swimming pool, fitness classes and gym. There are also various local access points to the city's cycle path network and the Water of Leith walkway for that tranquil riverside walk. Leith Links and Pilrig Park provide open green spaces within the vicinity and also excellent summer BBQ spots. The City Centre is also within easy reach (either walking or via regular public transport), where you will find the Playhouse Theatre and the recently completed St James Quarter shopping centre featuring prestigious department stores, John Lewis and Harvey Nichols. Schooling is well represented within the area from nursery through to senior level at the highly regarded Leith Academy.

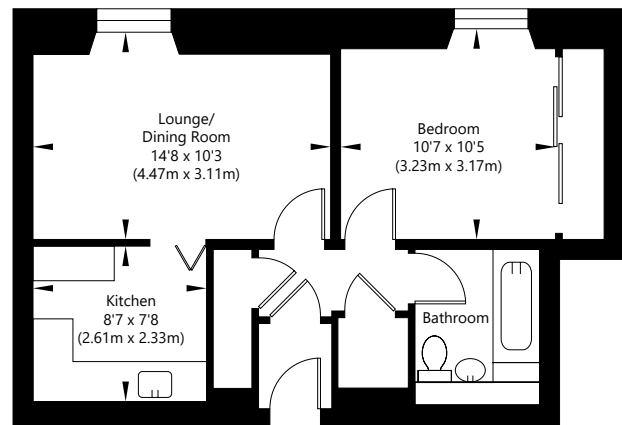
The area benefits from an excellent and extensive public transport network including 24-hour buses and the new tram network meaning quick and easy commuting to the City Centre, Waverley (which is also within walking distance) and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport.

Extras

The cooker, washing machine and fridge freezer are all included in the sale.

COUNCIL TAX: Band A

Approx. Gross Internal Floor Area 43.33 Sq M / 466 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk

Wilson Ward

131 Newhaven Road | Edinburgh | EH6 4NP

T: 0131-467 7550 F: 0131-467 7553

E: admin@wilsonward.co.uk

W: www.wilsonward.co.uk



Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.