



Leith

149/3 Bonnington Road
EH6 5NJ



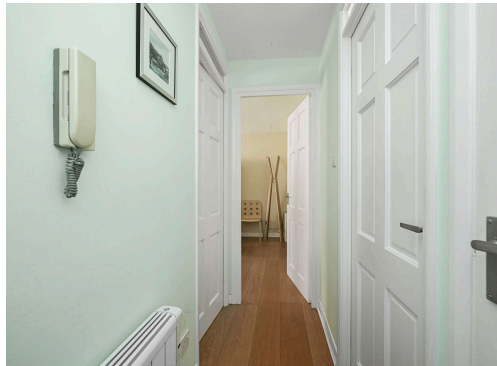
Second Floor Flat

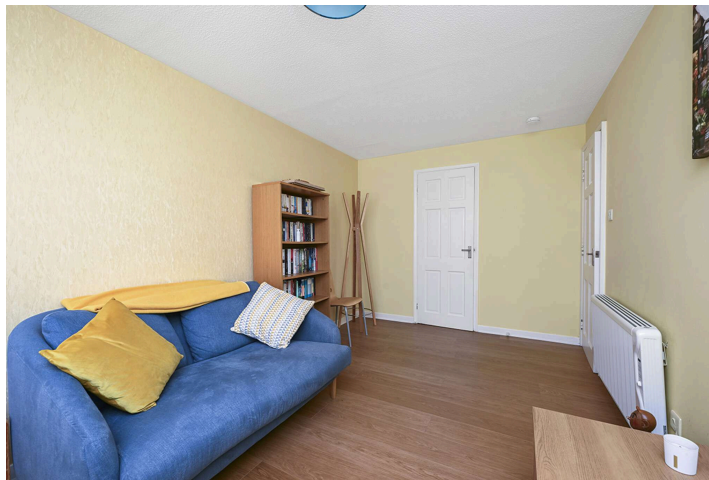
OFFERS OVER £155,000

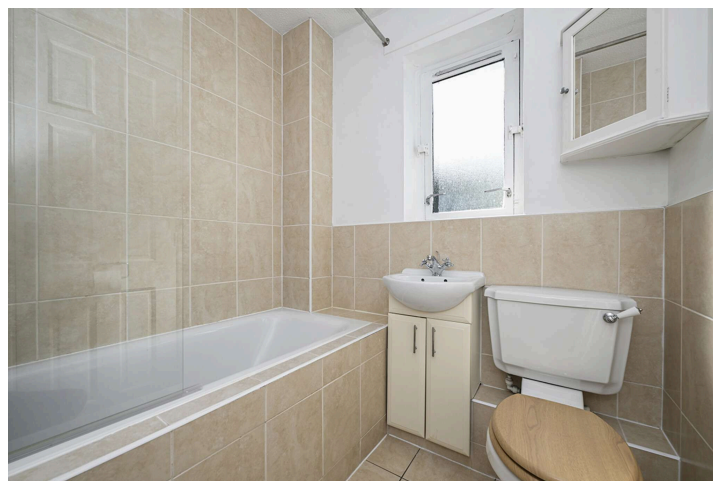
- Hallway
 - Living room
 - Kitchen
 - Double bedroom
 - Bathroom
-
- Electric heating
 - Double glazing
 - Residents parking
 - Excellent storage
 - Ideal first time buy



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





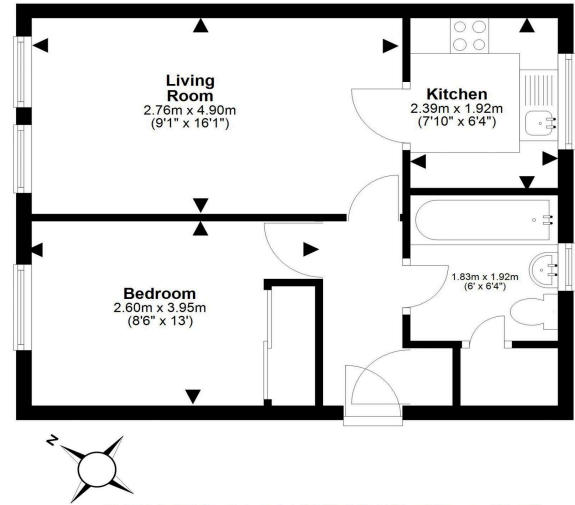




Viewing is highly recommended of this 2nd floor flat situated to take advantage of the many popular local attractions Leith has to offer including many popular bars cafes and restaurants. The Ocean Terminal shopping centre is also within easy reach offering a variety of high street shops, multi-screen cinema and 24-hour gym. The property also benefits from regular bus services to the City Centre and surrounding areas as well as quick and easy access to the North Edinburgh cycle path network and the Water of Leith.

The flat opens to an entrance hallway with a built-in storage cupboard, Entryphone, and gives access to much of the accommodation. The well-proportioned living room is situated to the front of the property and benefits from twin windows and has the kitchen off. The kitchen is rear facing and features base and wall units, an integrated oven and electric hob, as well as freestanding washing machine and undercounter fridge freezer. A double bedroom is found to the front of the property which benefits from a large built-in mirrored wardrobe. Completing the accommodation is the rear facing bathroom with a tiled floor, WC, wash hand basin within a vanity unit, bath with overhead electric shower, and a handy built in cupboard.

Additional benefits include electric heating, double glazing, and residents parking (permit through factor) within a private car park.



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.

Factor - Trinity Factors which is paid annually. The 2024 invoice was for £464.48.

EXTRAS

All aforementioned white goods (excluding tumble dryer), curtains/blinds, and light fittings to be included in the sale (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc