



RALPH SAYER
SOLICITORS & ESTATE AGENTS

42 Bleachfield

Bonnington, Edinburgh EH6 5TE

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Tucked away in a secluded cul-de-sac next to the Water of Leith, this modern two-bedroom upper villa flat offers spacious accommodation in a pedestrian-friendly development. A network of paths provide easy access from the residents parking areas and the property sits beside a lovely communal green space, this is a hidden gem in an ideal central location just off Newhaven Road. Residents will appreciate the proximity to the city centre and nearby green spaces, including the scenic Water of Leith path network and Victoria Park.

The main door entrance is sheltered by a covered porch, which includes a small external storage area. Inside, the entrance hall leads upstairs to a spacious hall landing. The lounge provides a tranquil rear aspect with leafy views, while the bright south-facing kitchen is equipped with solid wood worktops and a charming Belfast sink. Both comfortable bedrooms feature built-in storage and share a stylish three-piece bathroom.

Property Summary

- Main door upper villa flat, next to the Water of Leith
- Spacious lounge/diner
- Fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Attic space(partially floored) & private store at GF entrance
- Gas central heating & double glazing
- Communal gardens
- Residents parking areas
- EPC Rating - C | Council Tax Band - C

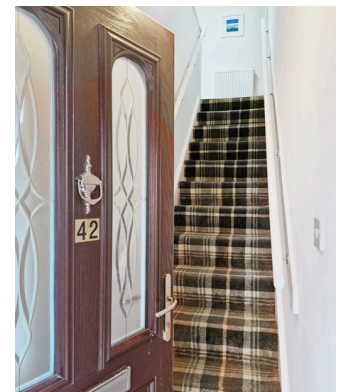
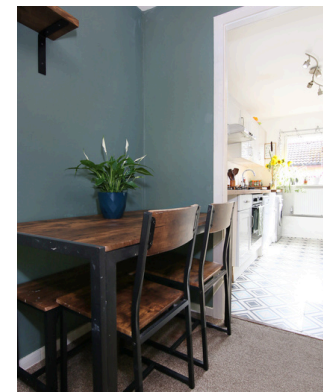


Home Report Value - £280,000





Spacious
two bedroom
main door
upper villa,
next to the
Water of Leith





Extras: all fitted floor coverings, light fittings, window coverings, and all kitchen appliances will be included in the sale.

Let us help you find your next
dream property!



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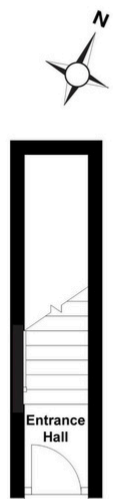
property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

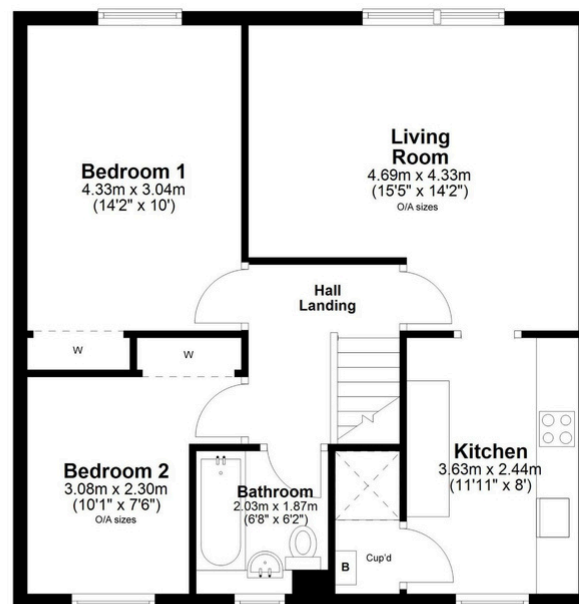
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

Total Area: approx.
67.3 sq.metres
(724.6 sq. feet)



Ground Floor

Approx. 4.2 sq. metres (45.5 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



NEAR BY WATER OF LEITH PATH NETWORK



CHARTERED FIRM

Zoopa.co.uk

rightmove

onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location

Bonnington lies approximately one and a half miles from the city centre and has easy access to good variety of local shops and facilities on nearby Leith Walk and a Tesco supermarket at Canonmills. The Ocean Terminal shopping centre boasts a multi-screen cinema, gym and various eateries. Charming Newhaven harbour and the popular Shore district is within walking distance and provides a variety of cosmopolitan bars and restaurants. A choice of parks are on your doorstep, including Victoria Park and Pilrig Park and the Water of Leith path network is close by, providing an escape from the urban bustle. The city centre can be reached on foot or by the good regular bus services running from the area. There is easy access to the East Coast, Forth Road Bridge, City Bypass and motorway networks beyond.