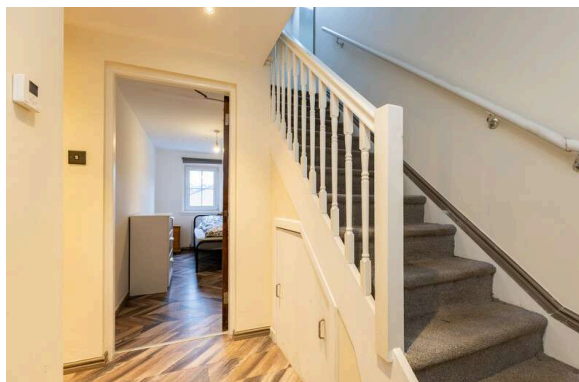




138/7 Bonnington Road,
BONNINGTON | EDINBURGH | EH6 5JP


warners
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138/7 Bonnington Road, Bonnington

BONNINGTON | EDINBURGH | EH6 5JP

Nestled in the heart of Bonnington, moments from excellent amenities, quick transport links and vast open green spaces is this completely renovated duplex apartment. Set over two floors the property boasts manicured communal grounds, gas central heating, double glazing and secure entry access and would make an ideal home in a highly sought-after location.

The accommodation on the main level comprises a welcoming entrance hallway, bright dual aspect open plan lounge/kitchen with generous dining space and contemporary kitchen section, two ample double bedrooms and the floor is completed by a stylish shower room. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms with Velux windows with eaves storage space.

- Bonnington location - close to the city centre
- Duplex apartment renovated to a high standard
- Manicured communal grounds
- Welcoming hallway
- Bright open plan lounge/kitchen
- Four double bedrooms
- Stylish shower room
- GCH & DG

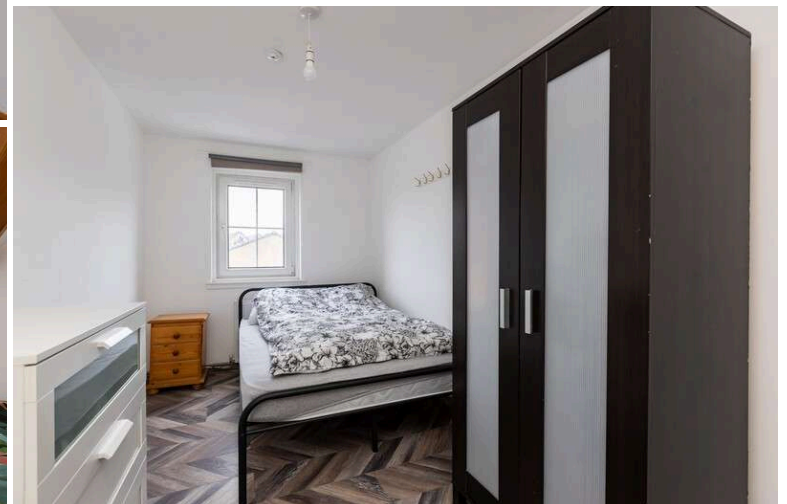
EPC Rating: C

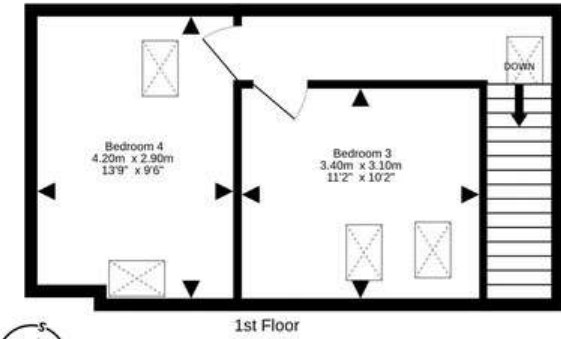
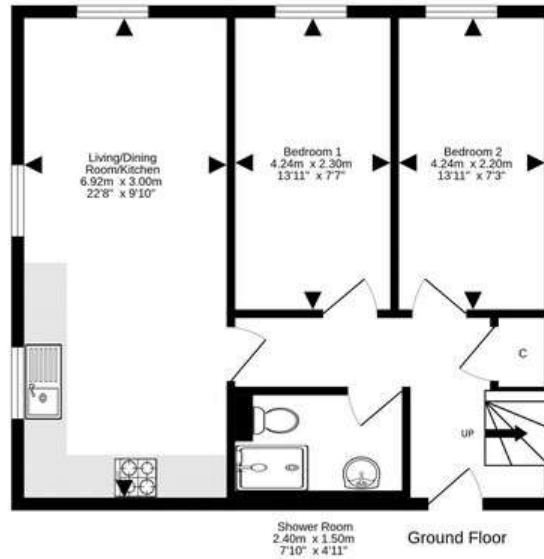
All furniture and appliances included with sale

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sought after city suburb of Bonnington is surrounded by leafy green parks, the tranquil Water of Leith walk and quick cycle route. The immediate area provides an excellent range of amenities, with the nearby Ocean Terminal shopping centre offering a cinema complex, gym and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the tram terminus Forth Road Bridge and City Bypass.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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