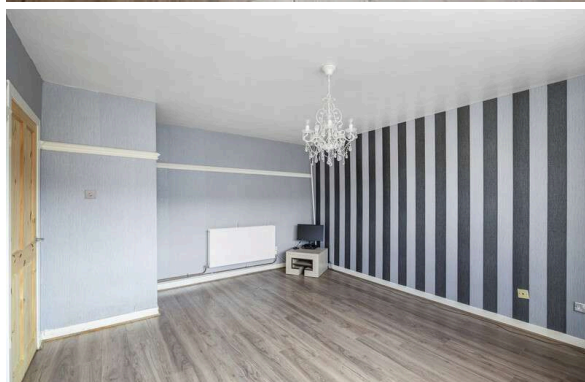




6 Bingham Way  
BINGHAM | EDINBURGH | EH15 3NL

  
**warners**  
solicitors & estate agents



## 6 Bingham Way

BINGHAM | EDINBURGH | EH15 3NL

An exciting opportunity has arisen to acquire this spacious and well-presented, three-bedroom end of terrace home in the popular Bingham area, south-east of Edinburgh's city centre.

This charming home has been well-maintained and tastefully decorated throughout and is offered to the market in move-in condition. The spacious living room is of an excellent size and provides a great space for relaxing or entertaining friends and family. The contemporary kitchen offers a good amount of cupboard storage and from here access is provided to the private rear garden area which offers a fantastic spot for enjoying the best of the summer weather.

All three bedrooms are well-sized doubles, with each room having the potential to be employed as an ideal home office, study or gym, giving the property a great degree of flexibility. A contemporary shower room completes the accommodation internally.

- Three-bedroom end terraced home
- Spacious living room
- Kitchen
- Three double bedrooms
- Shower room
- Entrance hallway
- Gas central heating
- Double glazing
- Rear garden

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

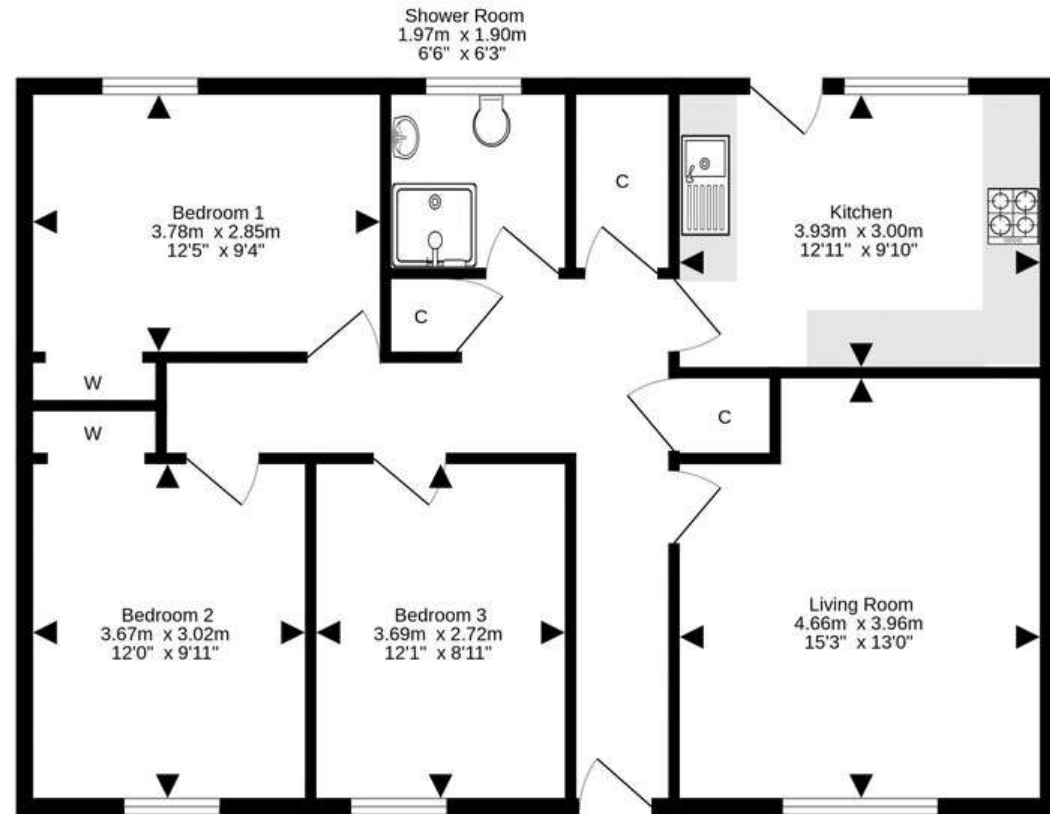


Lying within reach of both Portobello and all the amenities of the city centre, and offering immense appeal to anyone looking for a family home, early viewing is essential to appreciate everything that this charming property has to offer.

Extras included in this sale are the garden shed, safe, Washing machine, CCTV systems, wardrobes.

EPC C





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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