



19 Bleachfield  
LEITH | EDINBURGH | EH6 5TE

  
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## 19 Bleachfield

BONNINGTON | EDINBURGH | EH6 5TE

Three-bedroom, end of terrace home benefitting from front and rear garden, situated in the extremely popular Leith area of Edinburgh.

This charming home offers well-planned and flexible accommodation over two levels, and will hold substantial appeal to those looking for a family home easy reach of Edinburgh's city centre. On the ground level, the open plan living/dining room is particularly spacious, and from here patio doors provide access to the private rear garden. The kitchen is also of an excellent size and benefits from a good amount of integral cupboard storage.

On the first floor, the two principal bedrooms are well-sized doubles. The third bedroom is also of a good size, and could be alternatively employed as a home office, study or gym, giving the property a good amount of flexibility. A family bathroom completes the internal accommodation.

- Three-bedroom end terraced home
- Popular location
- Easy access to public transport links
- Living/dining room
- Kitchen
- Bathroom with overhead shower
- Front and rear garden
- Residents car park

All blinds, oven, hob, washing machine, fridge freezer and couches included in sale. Epc Rating C.  
There are no factoring charges associated with this property.

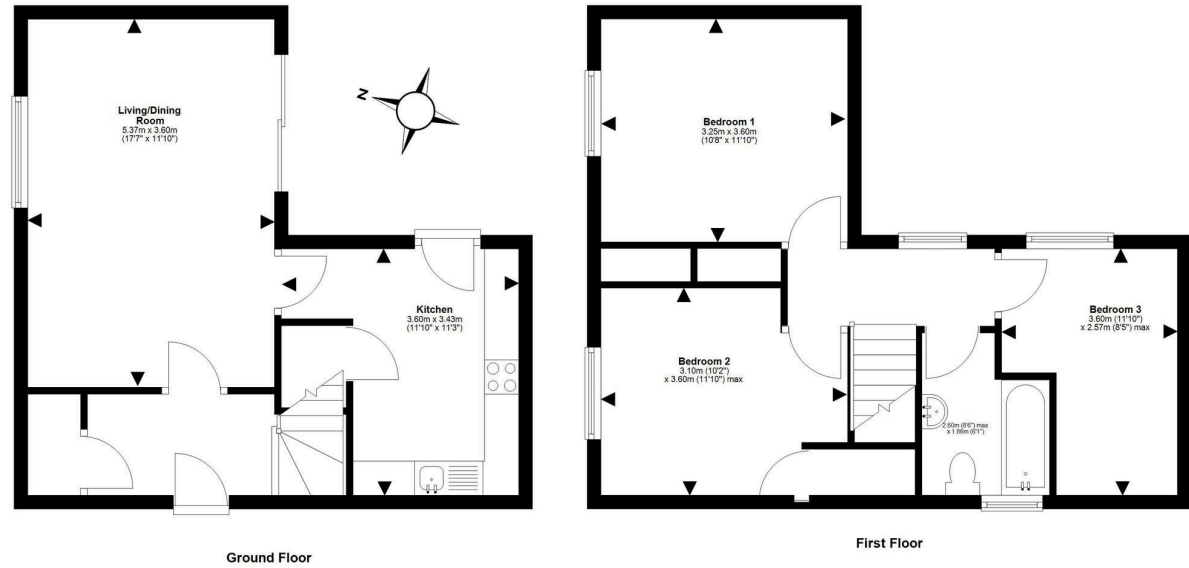
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The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, caf s, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores 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 Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.







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.