



18/2 Ashley Place
BONNINGTON | EDINBURGH | EH6 5GB


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18/2 Ashley Place, Bonnington

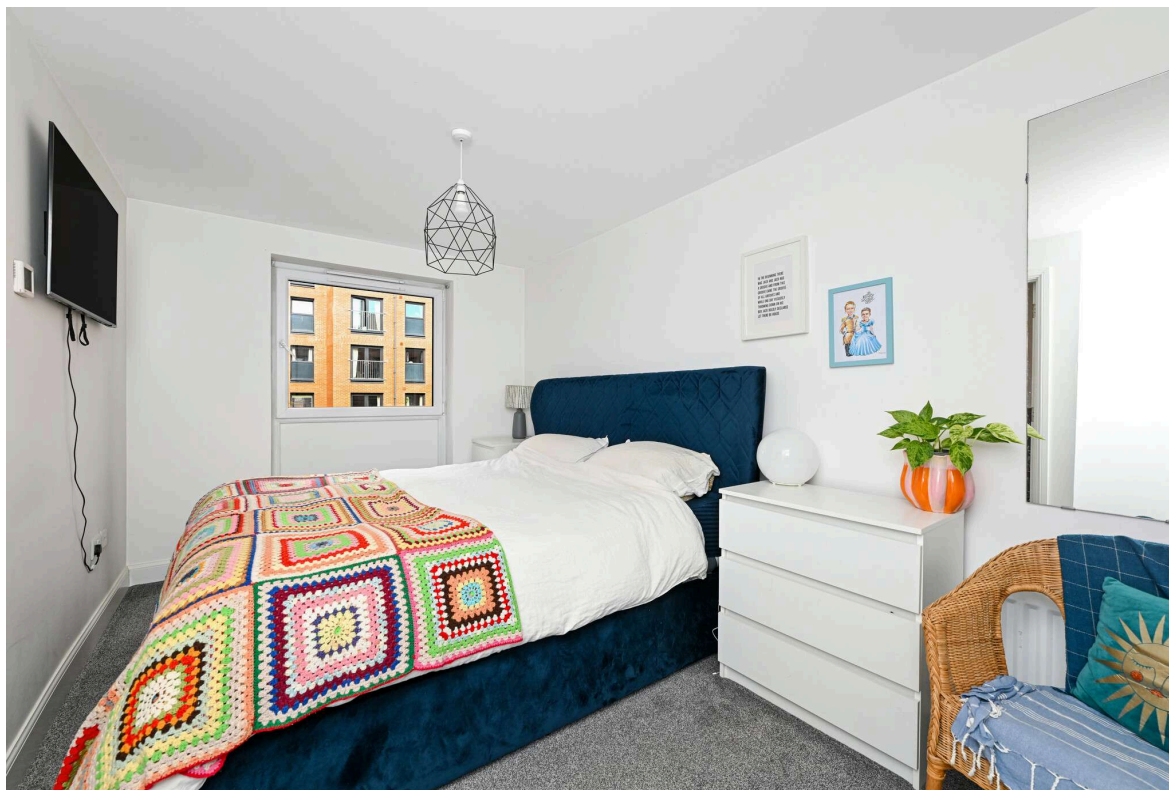
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Superb, spacious first floor apartment much enhanced by attractive modern finishes and decor, occupying a tucked away cul-de-sac position which is very convenient for easy access to amenities and transport links.

This is a lovely, quietly situated home, ideal for a single person or couple. All modern comforts are provided, plus great storage facilities. Plenty of natural light filters into the public room through a French window fronted by an ornamental balcony. Here you'll find ample free floor space for relaxation, dining and cooking. Pale tone gloss units in the kitchen area are complemented by wood effect worktops and eye-catching tiled splash-backs. Both bedrooms are double in size and the main bedroom has the benefit of an en-suite facility.

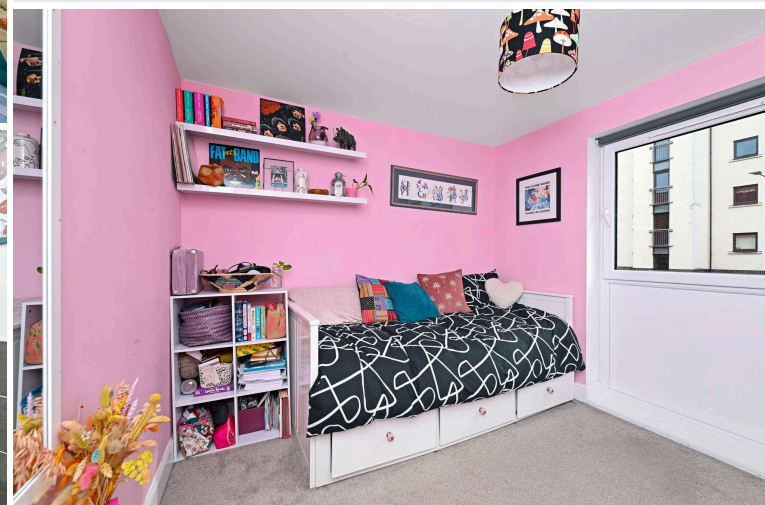
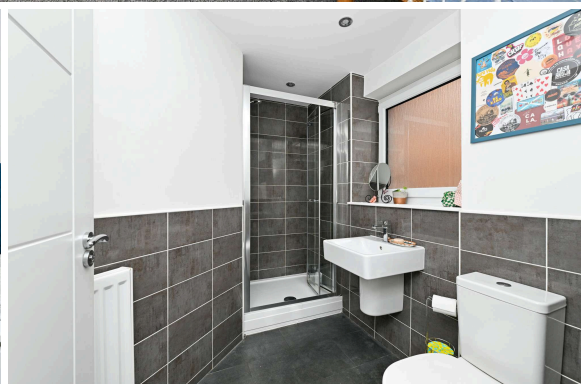
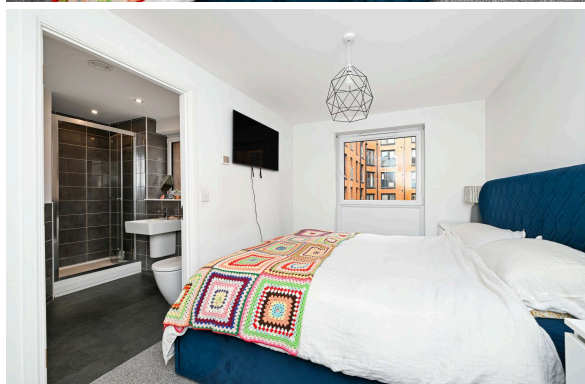
- On trend open plan living/dining/kitchen
- Two double sized bedrooms, each with built-in storage
- En-suite off principal bedroom
- Bathroom
- Entrance hall with large cloak cupboard
- Gas central heating
- Double glazing
- Security entryphone system
- Plenty of parking bays within development
- Fully factored communal areas
- Energy Rating B and Council Tax D
- Factor fee understood to be approx £70 per month

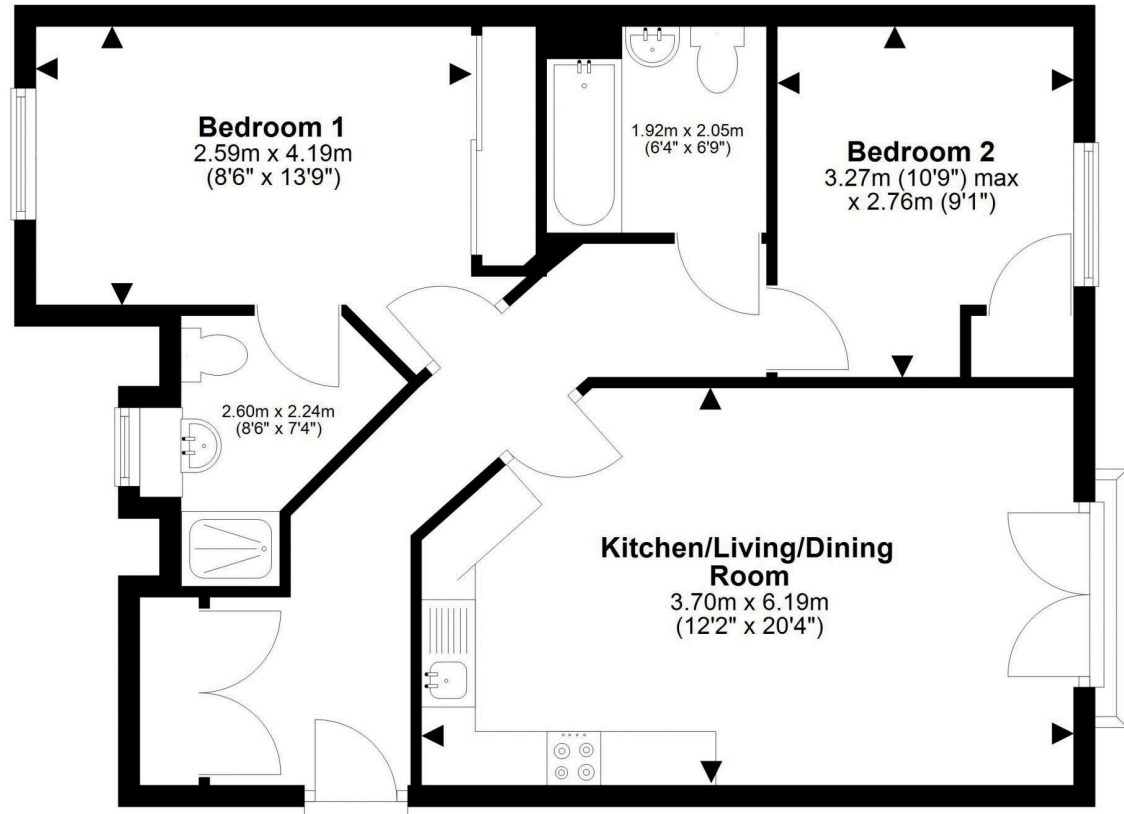
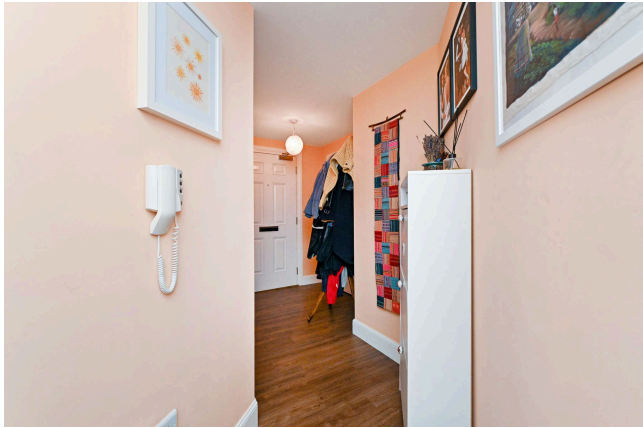
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of 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. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and take-aways can be found in the neighbouring Leith area. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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.

Integrated kitchen appliances and TV bracket included in the sale.





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.