



9/3 Gibson Street,
BONNINGTON | EDINBURGH | EH7 4LW


warner's
solicitors & estate agents



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Warners are delighted to present this beautifully maintained first-floor flat, ideally located in the popular Bonnington area, just a short stroll from the heart of Edinburgh's vibrant city centre. With the sought-after Shore district and the lively cafes, bars, and independent shops of Leith close by, this property offers the perfect blend of city living and neighbourhood charm.

The accommodation is presented in walk-in condition throughout and will appeal to first-time buyers and young professionals alike. The property comprises a bright and spacious living/dining room, perfect for entertaining or relaxing, a recently fitted modern kitchen with sleek units and integrated appliances, two well-proportioned double bedrooms, and a contemporary shower room. Additional features include a welcoming entrance hallway and excellent storage throughout.

Benefiting from on-street parking and superb public transport links, this stylish home combines convenience, comfort, and location, making it a fantastic opportunity not to be missed.

- Immaculately presented first-floor flat in move-in condition
- Prime central location near city centre, Leith & The Shore
- Modern, recently fitted kitchen with integrated appliances
- Bright and spacious living/dining room
- Two well-proportioned double bedrooms
- Excellent transport links and on-street parking

All curtains, washing machine, fridge freezer, oven, hob and two mirrored wardrobes included in sale.

Other items of furniture may be available by separate negotiation. EPC Rating D.

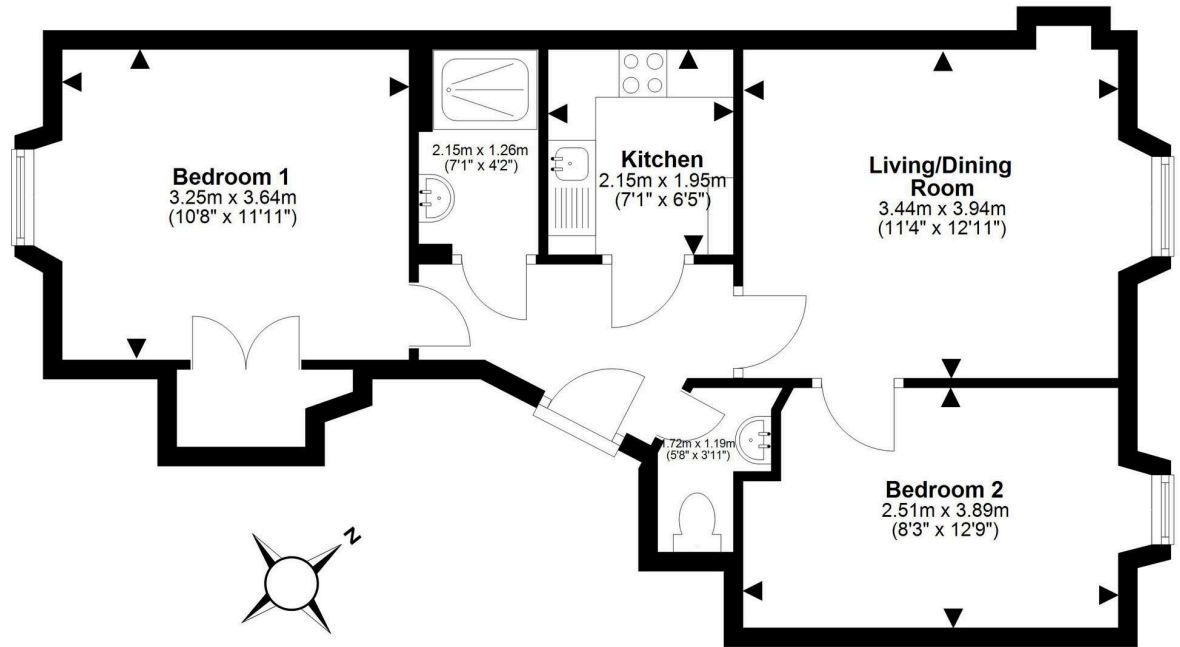
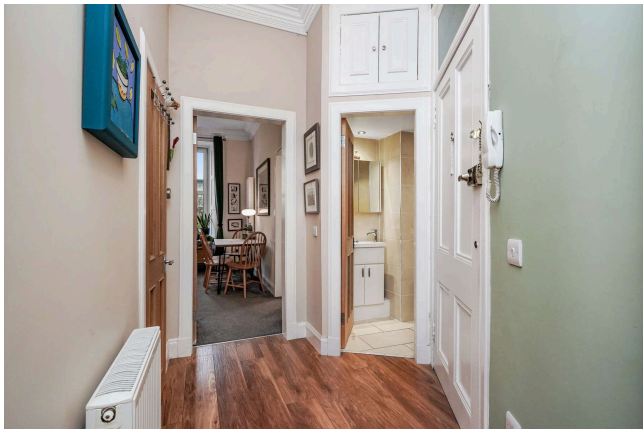
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.

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, caf s, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. 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.





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.