

COULTER[®]

26 MILNACRE

BONNINGTON, EDINBURGH, EH6 5TD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This is a unique opportunity to purchase a one bedroomed terraced house with private gardens. Rarely available, the property has a tranquil location within a peaceful development set back from the picturesque Water of Leith. This quaint home has a desirable position, off the road and behind a lovely, small gated front garden.

Inside, on ground floor level, there is an entrance vestibule with coat cupboard, pleasant sitting/dining room with sliding doors that overlook the garden, and a practical fitted kitchen with plenty of counter and cupboard space. Upstairs, there is a very comfortable double bedroom with a beautiful open outlook over the common green and tree-lined banks of the Water of Leith. It also has built-in mirrored wardrobes and a separate storage cupboard. A bathroom with three piece suite and overhead electric shower, completes the accommodation. Additional storage is available in the hall, attic and via a handy outdoor store by the front door.

KEY FEATURES

-  One bedroom terraced house
-  Private front and rear gardens
-  Unrestricted parking for residents
-  Tranquil location by The Water of Leith
-  Short walk to local parks
-  Excellent public transport links nearby



Heating and hot water are provided by gas central heating operated by a modern boiler, and double glazing is fitted throughout.

The property has direct access to a low maintenance, private rear garden which is paved and fully enclosed with a gate out onto the well kept shared grounds. Unrestricted on street parking is available.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, white goods and drying line are included within the sale price. Other items may also be available via separate negotiation.



THE LOCAL AREA

Nestled in the north of Edinburgh along the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighborhood. This historic area, is a desirable location with a rich heritage and a thriving community.

Take a stroll along the Water of Leith walkway, or relax in one of the many nearby parks and green spaces. There is a diverse array of shops, restaurants, and cafes in nearby Newhaven and The Shore to explore and there are a good selection of larger supermarkets available including ASDA, Lidl and Aldi.

The Edinburgh cycle network can be joined close by and there is excellent provision for both bus and tram travel nearby, offering quick and easy access into the city centre and directly to Edinburgh Airport.

GET IN TOUCH



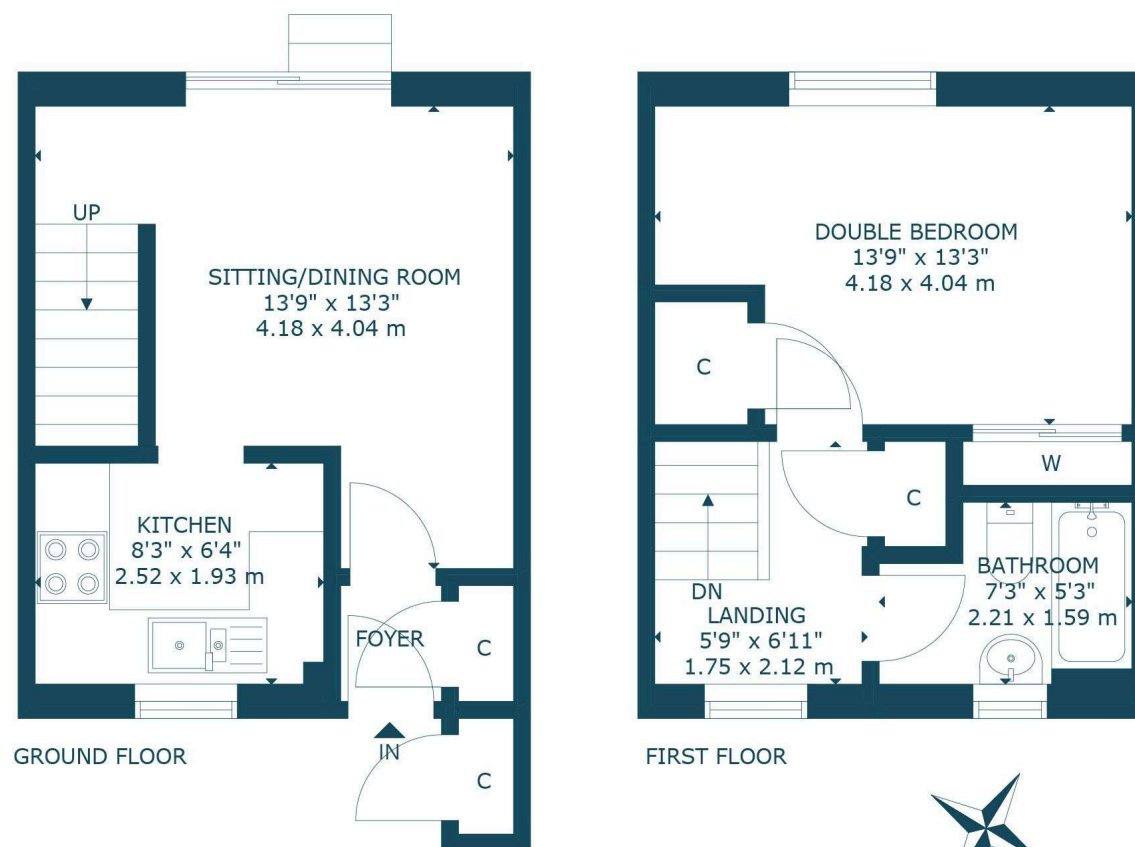
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 461 SQ FT / 43 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.