


COULTERS<sup>©</sup>

# 3/2 11 BONNINGTON GROVE

BONNINGTON, EDINBURGH, EH6 4BW

 2 BED

 1 BATH

 1 PUBLIC









## TAKE A LOOK INSIDE

Forming part of a traditional Edinburgh tenement building, 3/2 11 Bonnington Grove is a third floor flat situated on a quiet residential lane off Newhaven Road. While the setting is peaceful, this property benefits from close proximity to excellent local amenities and easy access into the nearby city centre.

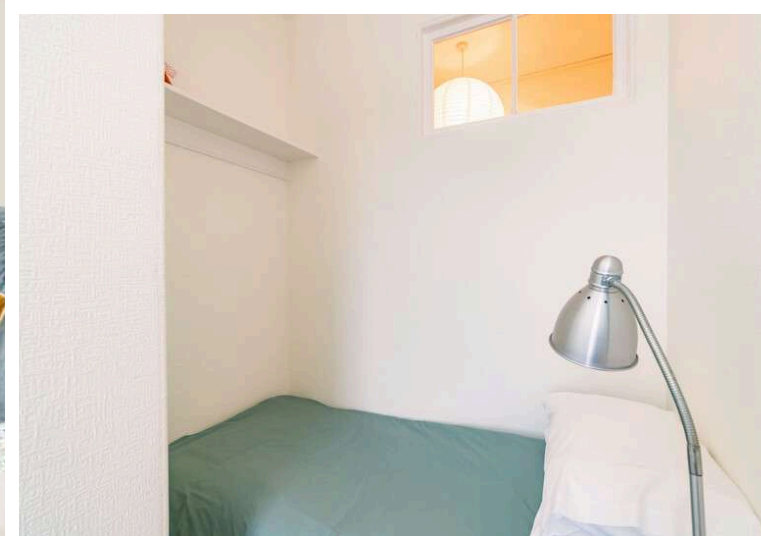
Entered through a well-maintained communal stair with secure entry phone system, the accommodation comprises: welcoming entrance hall with stripped wood flooring; sitting room with ornate cornicing, shelved press and a charming brick lined fireplace with electric stove and tiled hearth; spacious kitchen with large pantry cupboard and ample space for a dining table and chairs; good sized double bedroom; single box bedroom with window and contemporary bathroom with wash hand basin and vanity, WC and bath with overhead electric shower.

## KEY FEATURES

-  Top floor flat with secure entry system
-  Communal garden plus Victoria Park close by
-  Quick access to Edinburgh's cycle network

-  Double bedroom plus single box bedroom
-  Unrestricted on street parking
-  Excellent public transport links nearby





The property is fitted with gas central heating and single glazed sash and casement windows.

To the rear of the property, accessed via the communal stair, is a well-maintained shared garden with mature plants and neat lawn. On-street parking in the area is unrestricted.



## 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.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included within the sale price.

## GET IN TOUCH



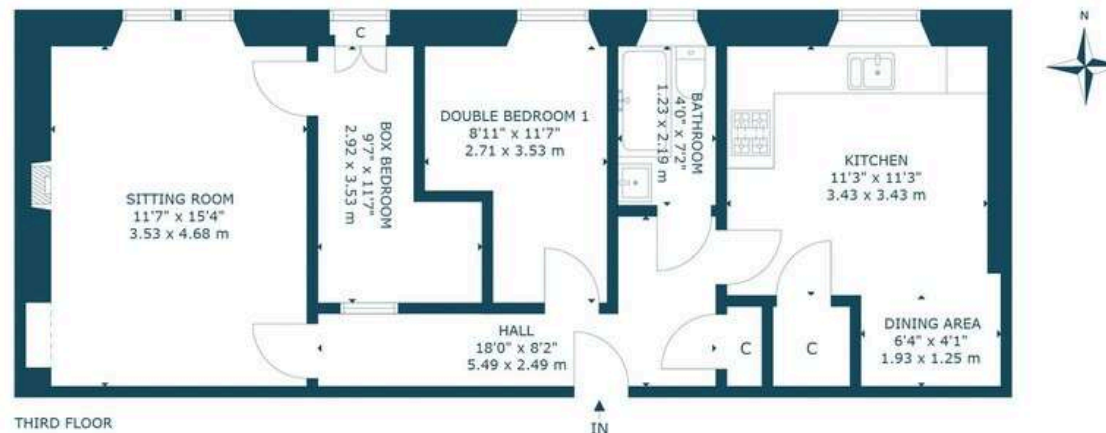
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THIRD FLOOR

3/2 11 BONNINGTON GROVE, EDINBURGH, EH6 4BW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 642 SQ FT / 60 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.