

COULTERS ©

1/1 11 BONNINGTON GROVE

TRINITY, EDINBURGH, EH6 4BW

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

1/1 11 Bonnington Grove is a beautifully presented, warm and welcoming first floor flat forming part of a traditional stone built tenement building. The property has been lovingly upgraded by the current owners, elegantly embracing period features to create light, airy spaces.

To the front of the building is an extremely engaging, well-proportioned sitting room with a fireplace creating a charming focal point in the room. A press cupboard, a picture rail and simple yet elegant cornice add character.

KEY FEATURES



Beautifully presented first floor flat in a traditional tenement building.



Two charming bedrooms filled with natural light.



South facing shared rear garden.



Unrestricted on street parking.



Situated in the sought after leafy residential area of Trinity.



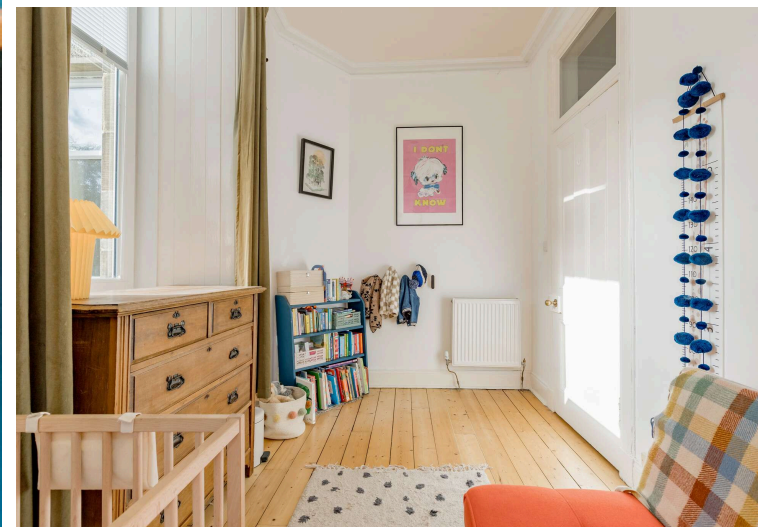
A short walk from local shops and amenities.



EPC Rating - C



Council Tax Band - C



The modern fitted kitchen has wall and base mounted cabinetry and a wood effect worksurface. The appliances include a gas hob, electric oven, extractor hood, washing machine and fridge/freezer. Double bedroom one is attractive and spacious, flooded with natural light which bounces off the sanded and lightly varnished wood floors. Bedroom two is also south facing, currently used as a nursery but also doubles as a guest room. The bathroom has been upgraded, with new tiling, a shower over the bath, WC, wash hand basin and a heated towel rail. Heating and hot water is provided by gas central heating and there is double glazing. A handy washing pulley is located in the hall.

To the rear of the property is a south facing enclosed shared rear garden, mainly laid to lawn with shrubs in the borders. Unrestricted parking is available on the street outside.





THE LOCAL AREA

Trinity is a highly desirable area, characterised by tree lined streets and traditional architecture. Less than three miles from the city centre, the immediate area offers a broad selection of local amenities, supplemented by extensive shopping facilities at nearby Ocean Terminal.

Both Asda and Aldi supermarkets are located nearby and there is a handy Sainsbury's Local just a short walk away. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars.

Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park and the Royal Botanic Gardens.

EXTRAS

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

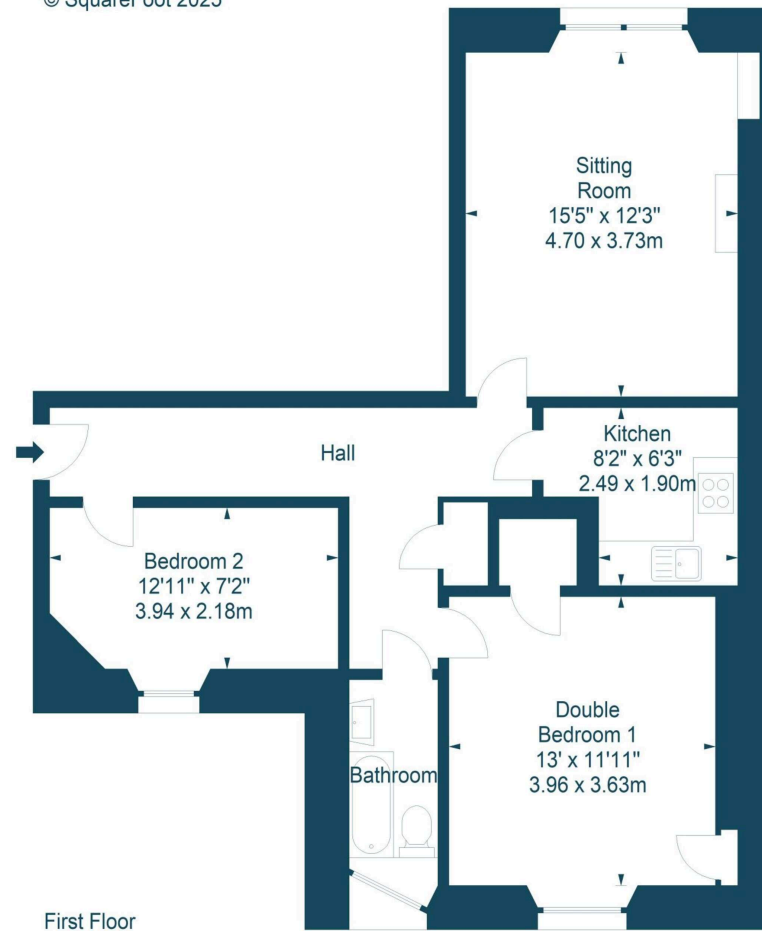




Bonnington Grove,
Edinburgh,
Midlothian, EH6 4BW



Approx. Gross Internal Area
738 Sq Ft - 68.56 Sq M
For identification only. Not to scale.
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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.