



36/14, SOUTH FORT STREET

Bonnington, Edinburgh, EH6 5NU



1

Public Room



2

Bedrooms



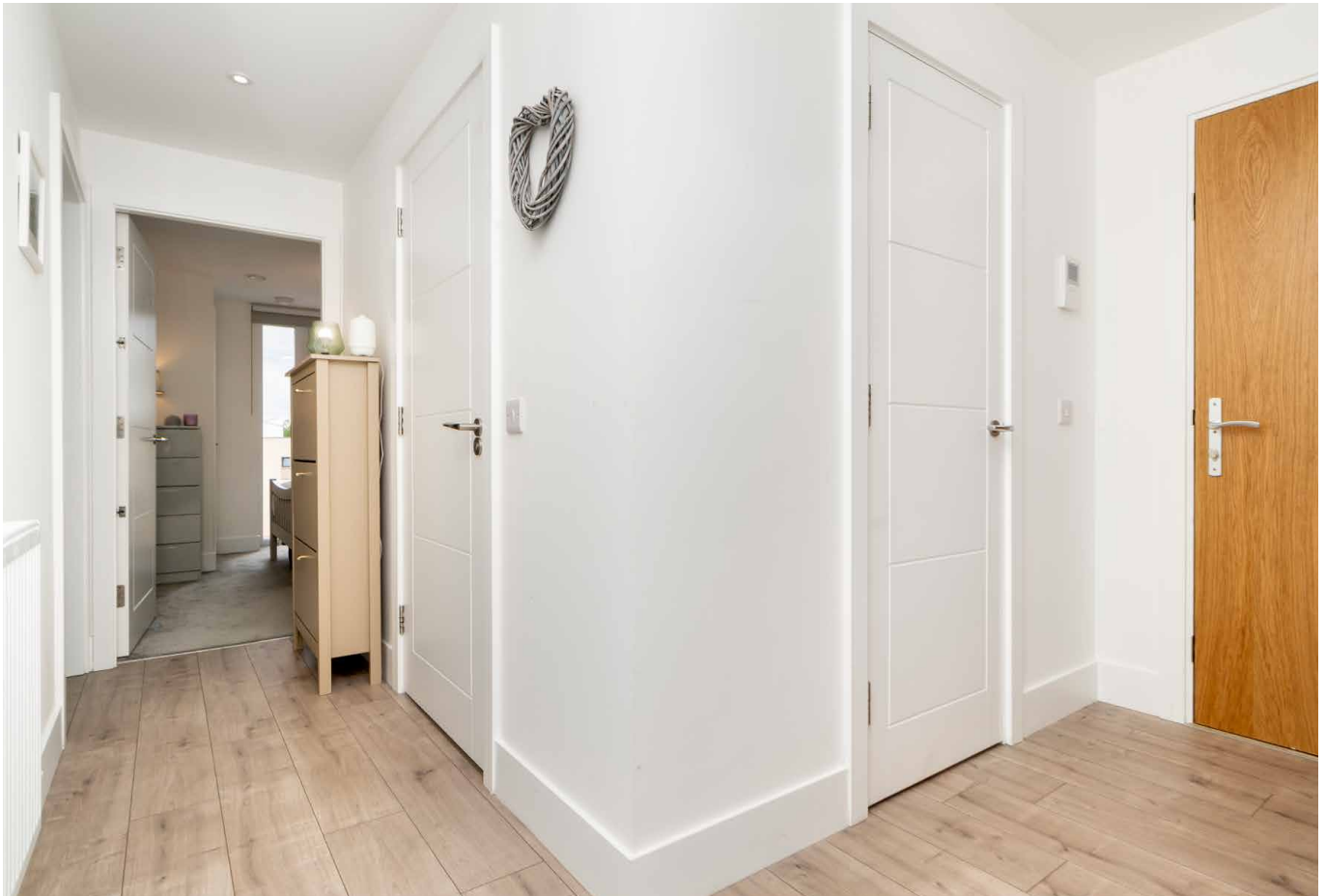
2

Bathroom



36/14, SOUTH FORT STREET

This bright, stylish two-bedroom flat is set on the top floor of a lift-serviced development offering its residents generous maintained communal gardens, convenient residents' parking, and a prime city location close to the scenic waterfront, trendy bars and restaurants, and excellent transport links by bus, tram, and road. The well-presented home enjoys understated contemporary interiors illuminated by generous windows and features an entrance hall with excellent storage, an open-plan reception room for relaxation and dining incorporating an integrated kitchen, two spacious double bedrooms with fitted storage, an en-suite shower room serving the principal bedroom, and a bathroom with a shower-over-bath.







B

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern development in a prime city location
- Top (fourth) floor flat with bright, understated interiors
- Communal lift and secure entry
- Entrance hall with excellent storage
- Open-plan living/dining room and integrated kitchen
- Two double bedrooms with fitted storage
- En-suite shower room in the principal suite
- Bathroom with shower-over-bath
- Generous maintained communal gardens
- Convenient residents' parking







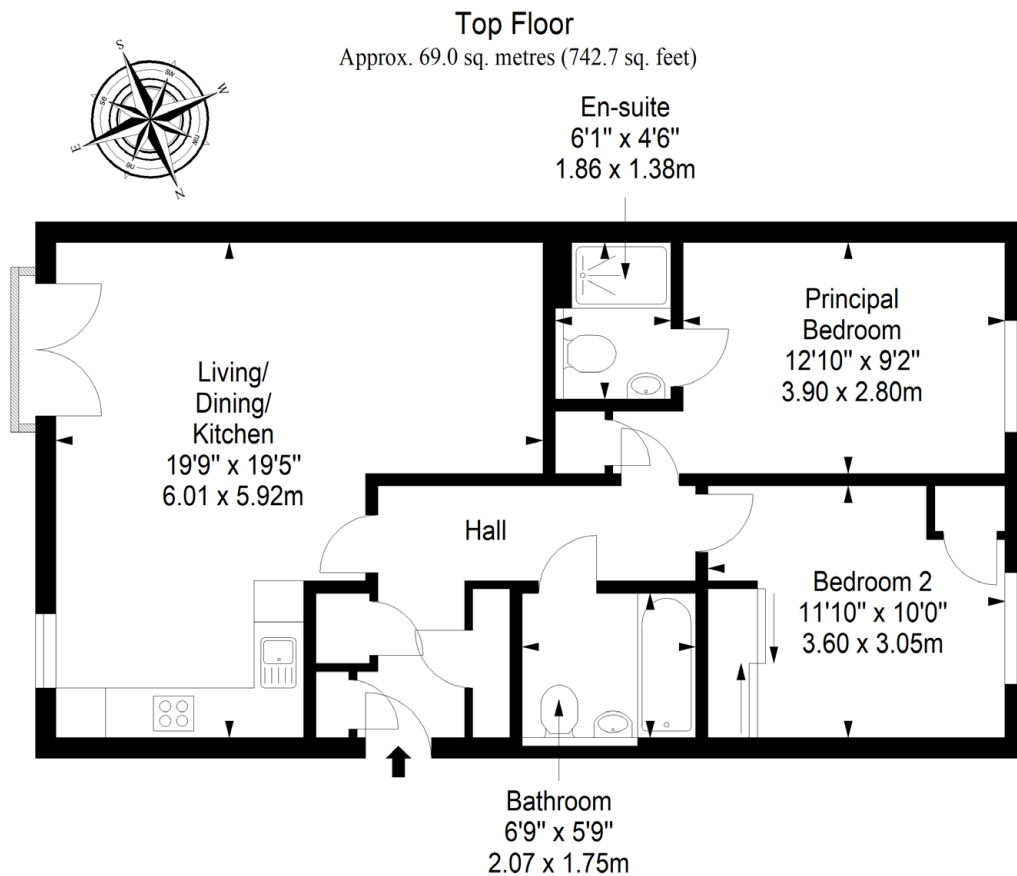
Extras: All fitted floor coverings, window coverings, and light fittings are included.

Factor: The factor is managed by Ross & Liddell at an approximate monthly cost of £95.



BONNINGTON, EDINBURGH

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area. Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed. Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities. Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.



Total area: approx. 69.0 sq. metres (742.7 sq. feet)

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