



45 Stanwell Street,
BONNINGTON | EDINBURGH | EH6 5NG


warners
solicitors & estate agents



45 Stanwell Street, BONNINGTON | EDINBURGH | EH6 5NG

Beautifully presented three-bedroom end-terraced home, located on a popular development, nestled between Leith and Trinity and well placed for easy access to the City Centre. This home is in true move in condition and is sure to appeal to families, first time buyers and young professionals alike. The property is set over three floors and the downstairs comprises an entrance hallway, spacious living room with storage cupboard, fitted dining kitchen with patio doors into the rear garden and currently comprising an oven, gas hob, fan, dishwasher, washing machine, fridge/freezer, boiler cupboard, pantry, dining area and benefits from under floor heating. Upstairs there are three well-proportioned bedrooms, two on the first floor, one benefitting from a Juliet balcony and a bathroom with shower over the bath and heated towel rail. On the top floor is the master bedroom which benefits from views of Arthur's Seat and an en-suite shower room with heated towel rail. The property also benefits from front and rear gardens made up of a decking, shed, outdoor tap and lawn and has a front driveway giving off street parking.

- Beautiful three bedroom End-terraced home
- Solid and engineered oak wood and porcelain tile flooring throughout
- Fitted Kitchen with patio doors
- Three well-proportioned bedrooms one with an ensuite
- Bathroom with shower over the bath
- Attic
- Private driveway giving off street parking
- Landscaped front and rear gardens

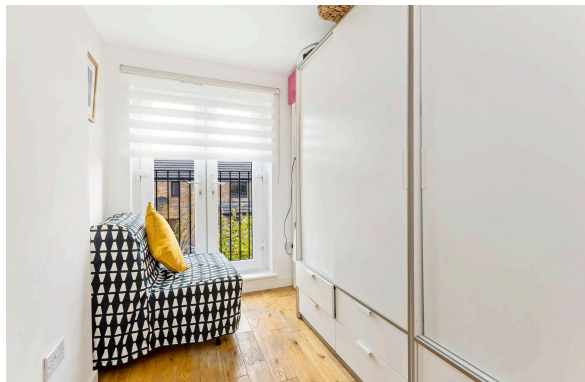
Council Tax Band D, Energy rating B
FACTOR - Approx £40 per quarter in place with SGPM

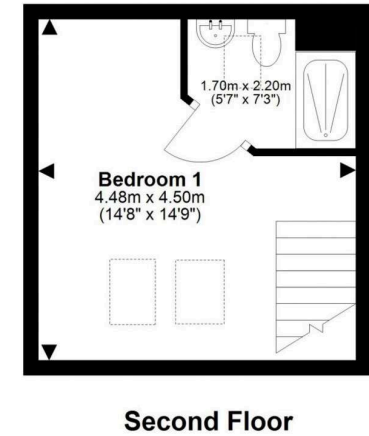
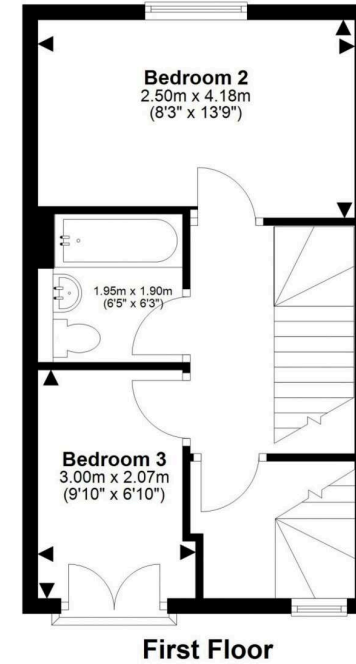
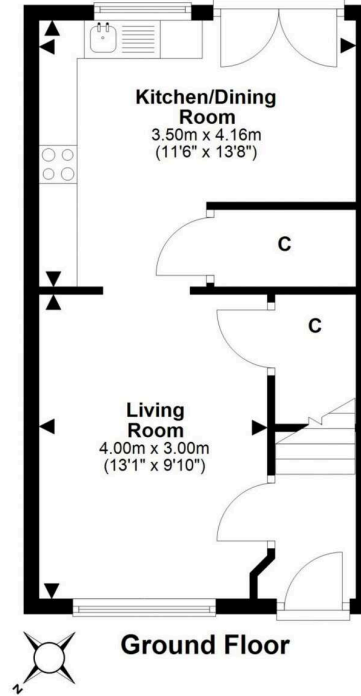
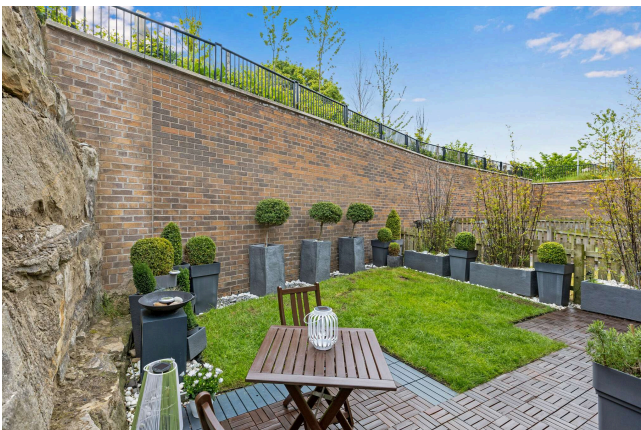
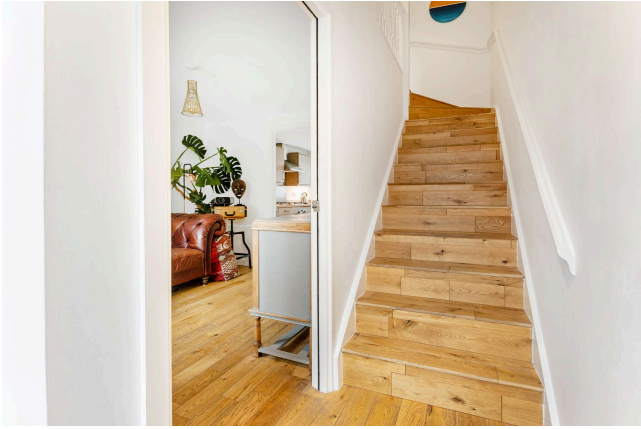
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale. Additional items are available via separate negotiation.

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by 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. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and take-aways. The property is also close to tram links as well as bus links. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of 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 nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is an Edinburgh leisure centre, including pool & gym, a short walk away, and an extensive network of cycle paths in the surrounding area. 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.