



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 30/8 Anderson Place

Bonnington, Edinburgh EH6 5FR

# 30/8 Anderson Place

Forming part of an exclusive development, this beautifully presented two bedroom, two bathroom fourth floor apartment is located in popular Bonnington. Situated in an ideal central location, nestled beside the Water of Leith and the city centre within easy reach. Local amenities, can be found on nearby Great Junction Street and the vibrant Shore area of Leith is within walking distance.

Access is via secure entry phone system with lift/stair access. On entering you are greeted by a generous hallway, with ample storage, including a practical utility cupboard with washing machine. Continuing through, you'll discover a bright and airy, living room, dining and kitchen, that enjoys an open outlook. Bathed in natural light, this space is perfect for entertaining, with patio doors opening to a 'juliet' balcony. Tucked away to the rear is a large dining kitchen area, designed for both functionality and style, and is replete with a full range of integrated appliances.



## Property Summary

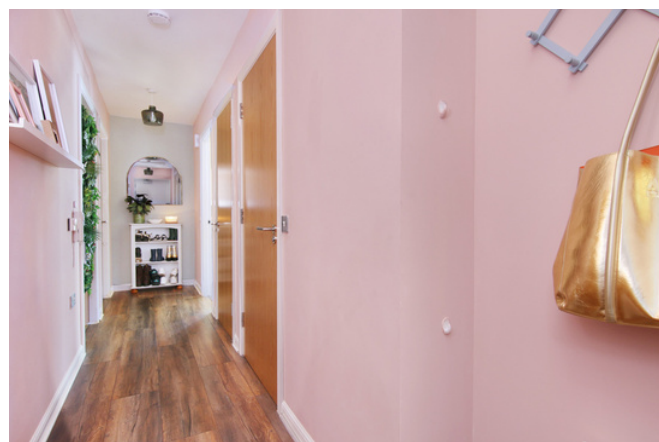
- Nestled next to the Water of Leith
- Modern fourth floor apartment
- Spacious open plan living room, dining & kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Ample residents parking & shared development garden area
- EPC Rating - B | Council Tax Band - E

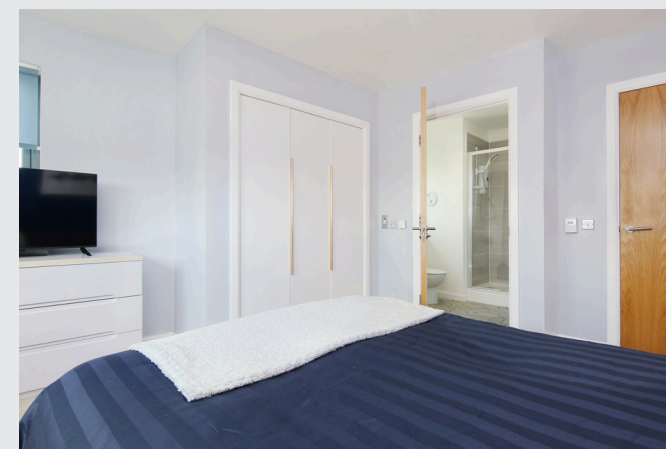
Home Report Value - £300,000





Striking  
modern  
apartment,  
nestled next  
to the  
Water of Leith





This appealing apartment accommodates two comfortable bedrooms; tastefully-presented, with the master bedroom featuring built-in wardrobes and the luxury of an en-suite shower room. Finally, a stylish bathroom, completes the accommodation.

The development is maintained by Trinity Factors; an approx. fee of £145 a month; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, blinds, washing machine and all fully integrated kitchen appliances, to be included in the sale.



Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

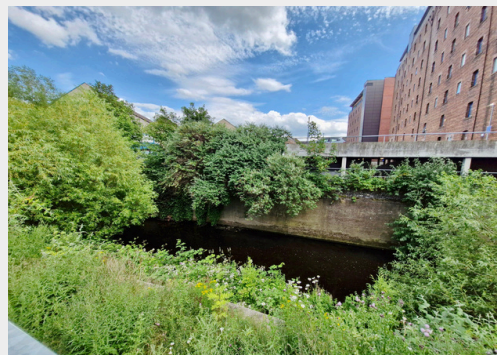
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**Fourth Floor**  
Approx. 85.1 sq. metres (915.7 sq. feet)



## Location

Bonnington lies approximately one and a half miles from the city centre and has easy access to good variety of local shops and facilities on nearby Leith Walk and a Tesco supermarket at Canonmills. The Ocean Terminal shopping centre boasts a number of high street names as well as a multi-screen cinema, gym and various eateries. Charming Newhaven harbour and the popular Shore district is within walking distance and provides a variety of cosmopolitan bars and restaurants. The Botanic Gardens and the Water of Leith path network are close by, providing an escape from the urban bustle. The city centre can be reached on foot or by the good regular bus services running from the area. There is easy access to the East Coast, Forth Road Bridge, City Bypass and motorway networks beyond.



WATER OF LEITH NEXT TO DEVELOPMENT

 **CHARTERED FIRM**

### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.