



22/2 Anderson Place  
BONNINGTON | EDINBURGH | EH6 5FR

  
**warners**  
solicitors & estate agents



## 22/2 Anderson Place

BONNINGTON | EDINBURGH | EH6 5FR

Bright and spacious first floor apartment forming part of an attractive modern development in the popular district of Bonnington, a short distance from the city centre and a host of excellent amenities. The property will make an ideal purchase for a variety of purchasers with benefits including residents' parking, lift access, gas central heating, and triple glazing.

The apartment offers bright and spacious accommodation and comprises of a well maintained communal entrance with lift and stair access, welcoming hallway with excellent deep storage options including utility cupboard, living/dining/kitchen allowing for an abundance of natural light with doors accessing balcony and fitted with floor and wall units and a range of integrated appliances, spacious dual windowed double bedroom with generous built-in wardrobes, and a contemporary bathroom with mains shower over bath.

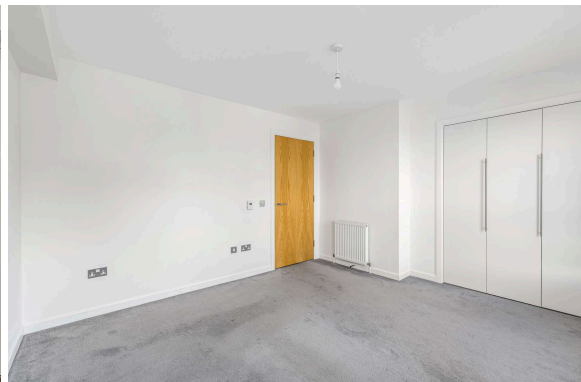
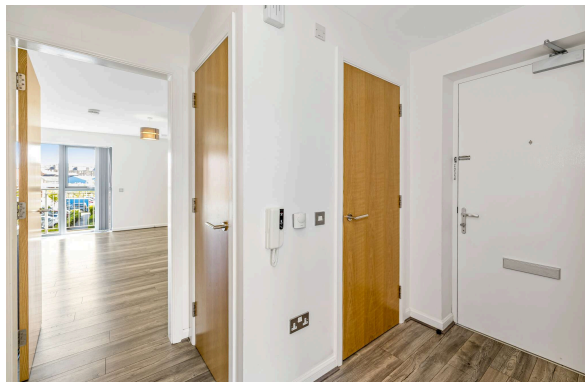
- Bright and spacious first floor flat with balcony.
- Open plan living/dining/kitchen.
- Generous bedroom with fitted wardrobes.
- Contemporary bathroom with mains shower over bath.
- Fantastic storage options including utility cupboard.
- Gas central heating and triple glazing.
- Lift access.
- Security entry.
- Residents' parking.
- Available immediately.

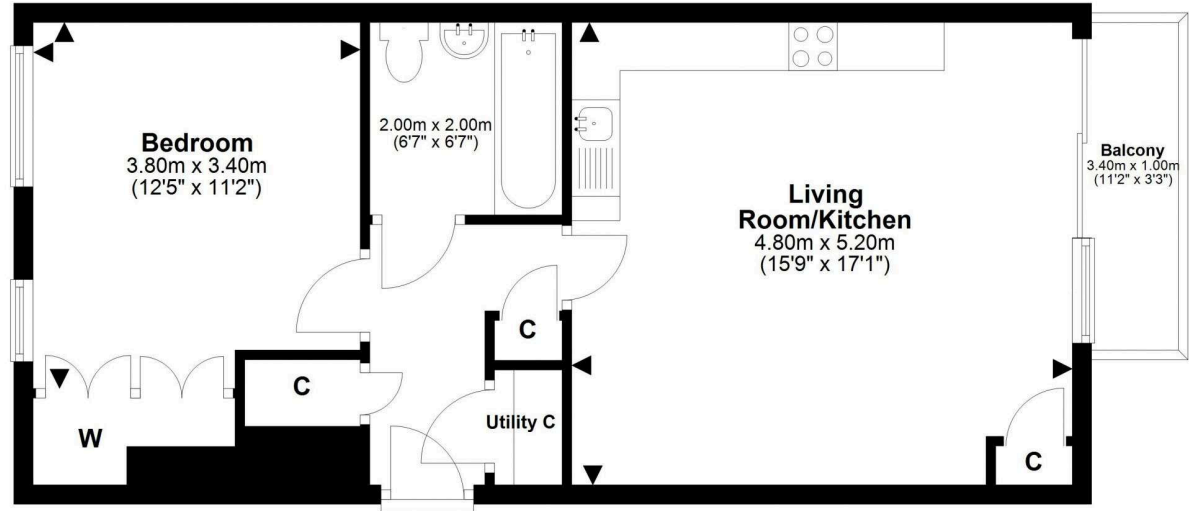
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Council Tax C. Energy Rating C.  
Factor payable to Trinity Factors, approx. £1400 annually.  
All fixtures, fittings, integrated kitchen appliances and blinds will be included in the sale.

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of 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. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, caf s, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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.