



GARDEN STIRLING BURNET

**38/8, SOUTH FORT STREET**  
BONNINGTON, EDINBURGH EH6 5NU



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COUNCIL  
TAX BAND

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Located within a contemporary development in the popular Bonnington area of Edinburgh, this beautifully presented one-bedroom third-floor apartment offers stylish, low-maintenance living within easy reach of the city centre, tram links, local shops, cafés, and scenic waterfront walks. Finished in crisp neutral tones throughout, the property is ideal for first-time buyers, professionals, downsizers, or investors. Further benefits include lift access, secure entry, residents' grounds, and private residents' parking. A welcoming hall introduces the accommodation and provides useful built-in storage. The heart of the home is a particularly impressive open-plan living, dining, and kitchen space extending over 18 feet and enjoying a bright, airy ambience, with ample space for both lounge and dining furniture. French doors open to a Juliet balcony, while additional windows frame attractive rooftop and city views. The contemporary kitchen is fitted with sleek charcoal-toned cabinets, generous worktop space, and a range of integrated appliances.

The spacious double bedroom is quietly positioned and benefits from built-in wardrobe storage, soft carpeting underfoot, and plenty of room for freestanding furniture. A modern bathroom completes the accommodation, featuring a white suite with a bath, overhead shower, vanity storage, contemporary tiling, and a heated towel rail.

## FEATURES

- Modern one-bedroom third-floor apartment
- Popular Bonnington location
- Secure entry system and lift access
- Bright open-plan living/dining/kitchen room
- Juliet balcony with rooftop and city views
- Contemporary fitted kitchen
- Spacious double bedroom
- Built-in bedroom wardrobe
- Modern bathroom with shower-over-bath
- Generous hall storage
- Gas central heating and double glazing
- Private residents' parking and landscaped communal grounds





Gas central heating, double glazing, and the modern construction contribute to the home's comfort and energy efficiency. Externally, residents enjoy attractively landscaped communal grounds, a shared bicycle shed and access to a large unallocated private parking area. The development is professionally maintained and offers secure entry and lift service to all floors, making everyday living convenient and accessible. With its generous open-plan layout, modern specification, and excellent location close to both the city centre and The Shore, this apartment represents an outstanding opportunity in a sought-after Edinburgh neighbourhood.

Extras: Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include cooker, induction hob and extractor, fridge-freezer, dishwasher and washer/dryer.

Factor: The property is maintained by Ross & Liddell Ltd for an approximate monthly fee of £100.





A built-in Bosch microwave oven with a black and silver finish, integrated into the dark grey upper cabinetry.

A silver and black toaster sitting on the white countertop.

A black air fryer on the countertop.

A silver coffee machine on the countertop.

A small blue sign with a red teapot illustration and the text "POP THE KETTLE ON".

A modern chrome faucet over a white sink.

A built-in oven with a black and silver finish, integrated into the dark grey lower cabinetry.

A tall, grey, foot-operated trash bin.

A white, square pillar on the right side of the kitchen.



### 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-serviced 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.





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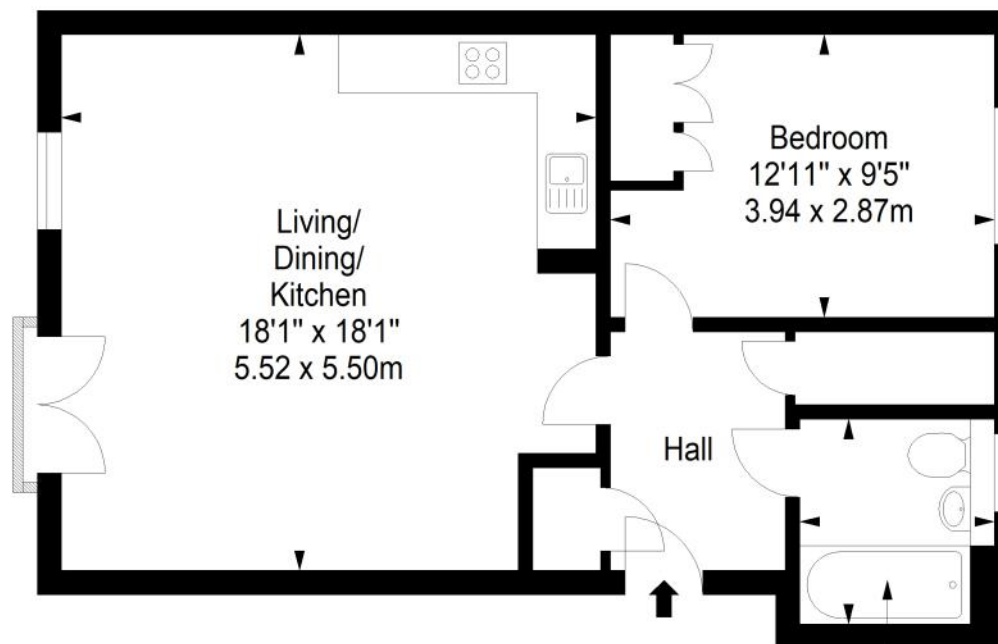
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

Third Floor  
Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 53.7 sq. metres (578.0 sq. feet)