



BONNINGTON ROAD

THE BONNINGTON

BONNINGTON Brunch
COFFEE & FOOD TAKEAWAY

282 (3F2) Bonnington Road
BONNINGTON | EDINBURGH | EH6 5BE

warners
solicitors & estate agents



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Boasting fabulous, far reaching views including Pilrig Park, Arthur's Seat, Calton Hill and the Castle, this exceptionally light and spacious traditional third floor flat is well worth a look to appreciate what's on offer.

The property occupies a prime location in a sought after area within easy reach of a huge choice of amenities and regular tram services in nearby Leith, plus the fashionable bars and restaurants at the Shore.

Living space

- Beautifully proportioned living/dining room with a great view, offering generous floor space to easily allow for relaxation, dining and entertaining. Lovely period features include the warmth of the sanded flooring, working window shutters and a display press.
- Fitted kitchen
- Principal double bedroom with sanded floor and shutters, benefiting from wall-to-wall fixed wardrobes concealed by cream curtains providing excellent storage space
- Double bedroom 2 with platform bed, sanded floor and shelved cupboard
- Bathroom fitted with white suite and electric shower
- Entrance hall with utility and store cupboards
- Well presented move-in condition property

Features

- Neutral tone decor
- Gas central heating
- Double glazing
- Security entryphone system
- Leafy, well kept shared garden to rear
- Unrestricted on-street parking
- Water of Leith walkway and local parklands close at hand

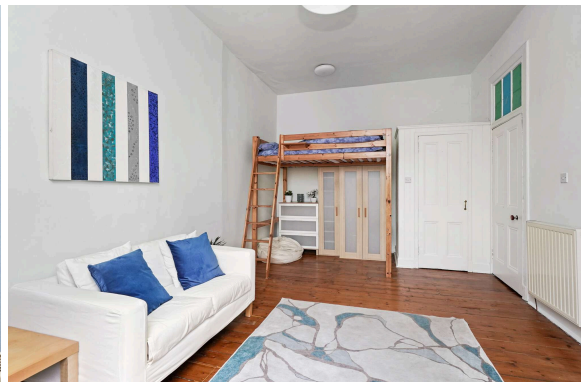
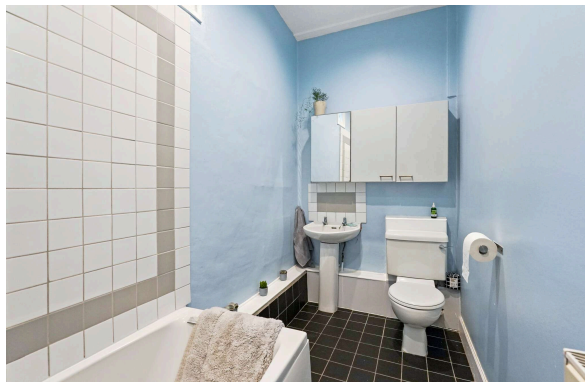
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

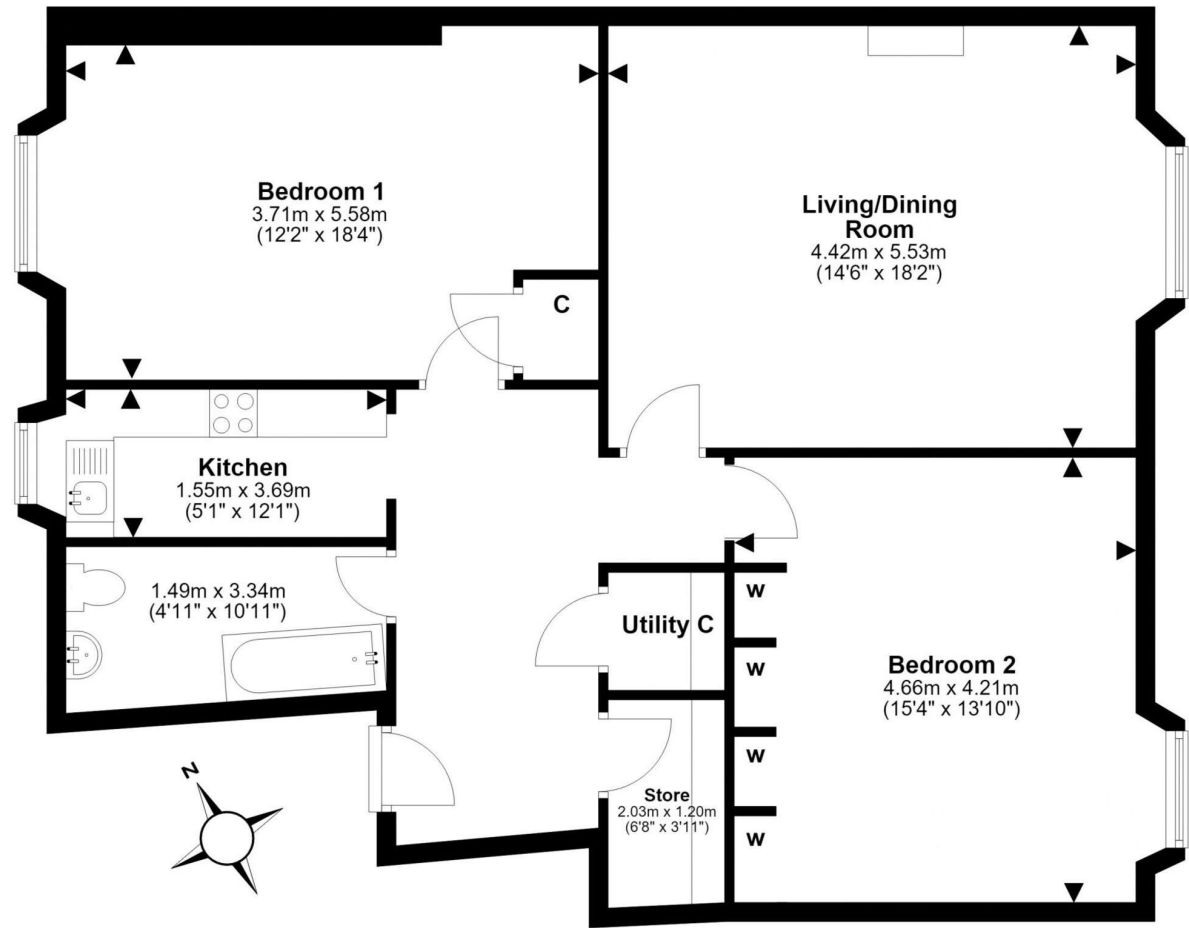


All fixtures and fittings will be included in the sale, including the oven, fridge, washing machine, and tumble dryer. Please note that the separate fridge freezer will not be included in the sale. Furniture is not included in the sale but may be negotiated separately.

Energy rating C Council Tax band C.

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. 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.