



Flat 3, 4 Bonnington Gait  
EDINBURGH, EH6 5NZ

- Contemporary two-bedroom apartment
- Ideally situated in sought-after Bonnington
- Close proximity to a host of excellent amenities
- Unallocated residents parking
- EPC: C
- Council tax band: E





This contemporary two-bedroom apartment forms part of a modern, established development and is presented in excellent condition throughout, benefiting from neutral décor and unallocated residents' parking.

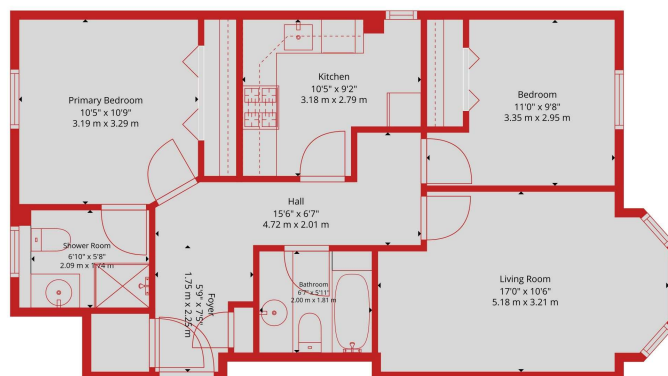
The well-presented accommodation comprises a bright and stylish living room with ample space for dining, alongside a well-equipped kitchen. There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further enhanced by a contemporary en-suite shower room. A modern family bathroom, featuring a waterfall shower, serves the second bedroom, while useful storage cupboards are conveniently located off the welcoming entrance hallway.

#### Accommodation in brief:

Entrance hallway; living/dining room; kitchen; principal double bedroom with en-suite shower room; additional double bedroom; family bathroom; storage cupboards; double glazing; gas central heating; secure entry system; unallocated residents' parking.

#### Location:

The property is ideally situated within the sought-after Bonnington area of northern Edinburgh, offering excellent access to Edinburgh city centre as well as the vibrant Shore and Leith districts. A superb selection of local shops, cafés, restaurants and everyday amenities are all within easy reach, while excellent public transport links and nearby cycle paths provide convenient connections throughout the city.



Total: 713 sq. Ft. 66 m<sup>2</sup>  
1st Floor: 713 sq. Ft. 66 m<sup>2</sup>  
Excluded Areas: Walls: 57 sq. Ft. 6 m<sup>2</sup>  
Measurements Deemed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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