



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 1F2, 8 Mulberry Place

Newhaven Road, Edinburgh, EH6 4BT

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Introducing a beautifully presented two-bedroom first-floor flat forming part of a charming period building in the popular area of Bonnington. Attractively decorated throughout while retaining original features, the property offers a stylish blend of character and modern living, perfect for couples, young families, professionals, rental investors and first-time buyers. Ideally positioned, it enjoys easy access to the vibrant cafés, restaurants, and independent shops of nearby Leith, as well as scenic waterfront walks and excellent transport links to Edinburgh city centre. Residents also benefit from a well-maintained shared garden, secure entry, and unrestricted on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Property Summary

- First-floor flat in Bonnington
- Part of a period building
- Freshly decorated interiors and lovely retained period details
- Communal stairwell and secure phone entry
- Entrance hall with storage and a WC
- Spacious living/dining room with press cupboard
- Modern kitchen with fitted units and appliances
- Sunny main bedroom with a built-in wardrobe
- Versatile second bedroom
- Modern shower room with
- Well-maintained shared garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £270,000







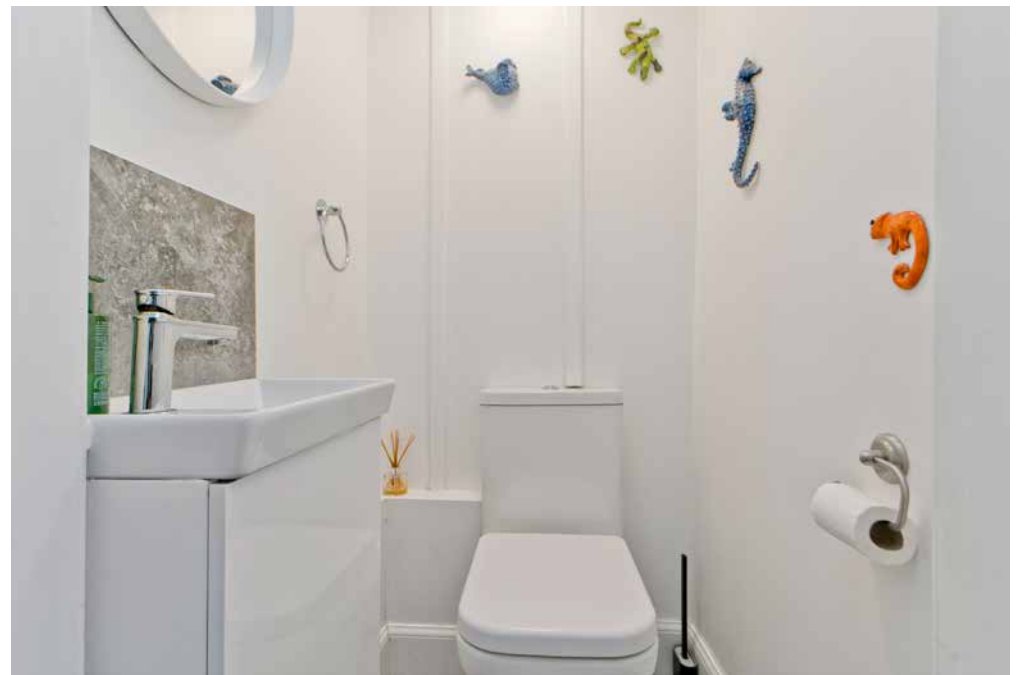
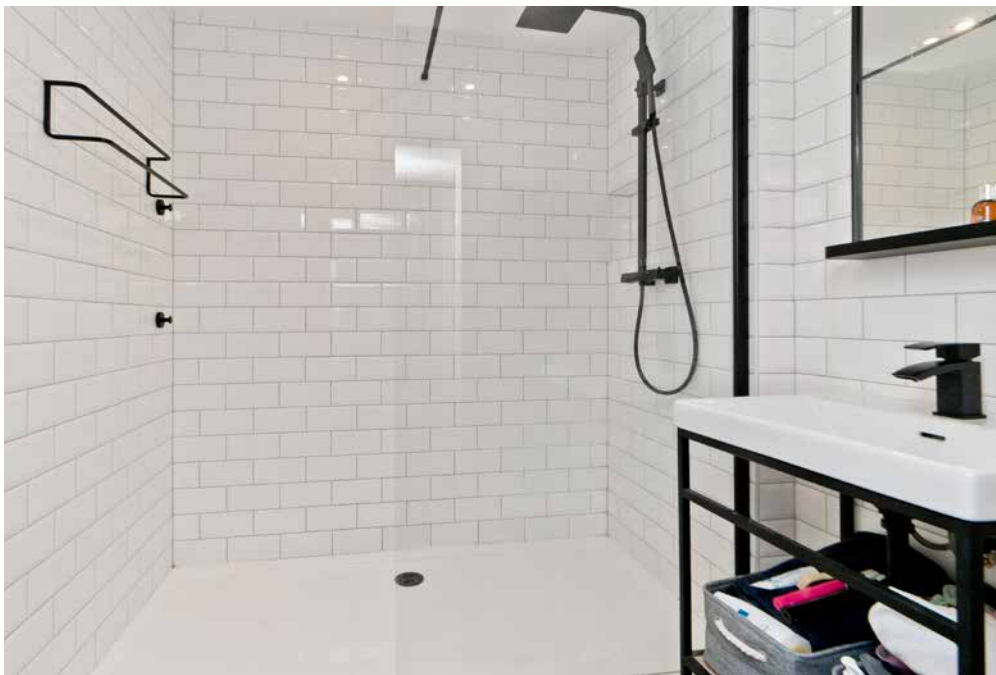
Bright, characterful interiors include a spacious living room, a modern kitchen, two versatile, sunny bedrooms, and a contemporary shower room







A shared garden and on-street parking complete the home





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

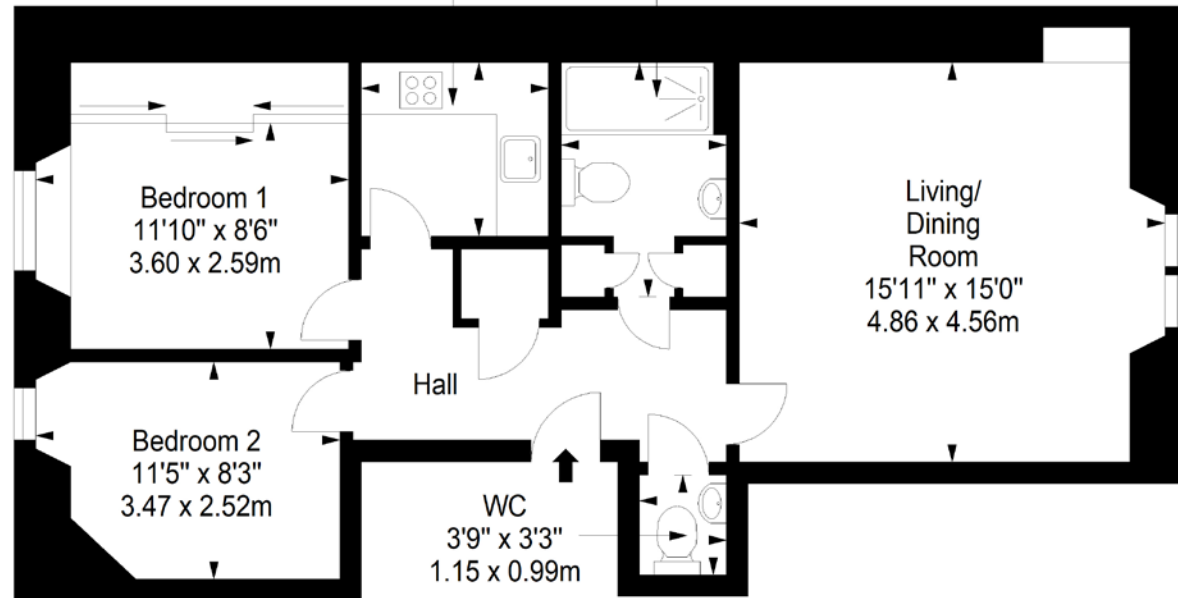
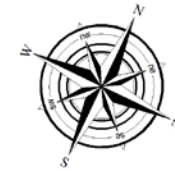
  

DISCLAIMER

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.

First Floor
Approx. 63.0 sq. metres (678.1 sq. feet)

Kitchen	Shower Room
7'1" x 6'6"	8'6" x 6'3"
2.15 x 1.97m	2.59 x 1.91m



Total area: approx. 63.0 sq. metres (678.1 sq. feet)