

5/4 BONNINGTON GAIT
BONNINGTON, EDINBURGH, EH6 5NZ

CURRAN & CO
PROPERTY



5/4 BONNINGTON GAIT

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OFFERS OVER £265,000



'Presented in move-in condition throughout and enjoying a peaceful position, the property is located in sought-after Bonnington'

- Exceptionally Spacious First Floor Apartment
- Exclusive Development in Bonnington
- Sizeable Living / Dining Room
- Well-Equipped Kitchen
- Three Generous Bedrooms, One with En-suite
- Modern Main Bathroom
- Efficient Gas Central Heating & Double Glazing
- Private Residents Parking & Secure Bike Store



Description

Forming part of a modern residential development bordering Pilrig Park, 5/4 Bonnington Gait is an exceptionally well-proportioned three-bedroom first-floor apartment. Presented in move-in condition throughout and enjoying a peaceful position within the factored development, the property combines generous living space with three bedrooms, making it an appealing choice for professionals, families and those seeking additional space to work from home. Situated in sought-after Bonnington, it is within easy walking distance of Leith Walk's wide array of amenities, including popular bars, restaurants and cafés. Nearby tram and bus services provide convenient access to the city centre and beyond.

Entered through the well-maintained and recently redecorated communal foyer and stair via a secure door entry system, the accommodation comprises: welcoming

entrance hall with two storage cupboards, one of which is particularly spacious and houses the combi boiler; expansive living room with ample space for a dining area and a pleasant outlook through two corner windows, with views towards Calton Hill when the trees are bare during autumn and winter; well-equipped kitchen with base and wall-mounted units, under-unit lighting, integrated oven, stainless-steel gas hob, fridge/freezer, and freestanding washing machine and dishwasher; principal double bedroom with mirrored wardrobes and a fully tiled en-suite shower room featuring a glass quadrant shower enclosure, vanity storage, a wall-mounted storage unit and heated towel rail; second double bedroom with built-in wardrobes; third bedroom, also with built-in wardrobes; and main bathroom with fitted vanity storage and a shower over the bath with a glass screen.

Further benefits include gas central heating via a Glow-worm combi boiler fitted with a

remotely controllable Hive heating system, and double glazing throughout.

Externally, the development provides residents' parking through a permit system managed by the factor, together with secure residents' bike storage and well-kept communal grounds.

Extras

Extras to be included in the sale are all curtains and blinds, the wardrobes in bedroom 1, and kitchen appliances. Other items of furniture are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band B.

Council Tax

This property is subject to council tax band E.







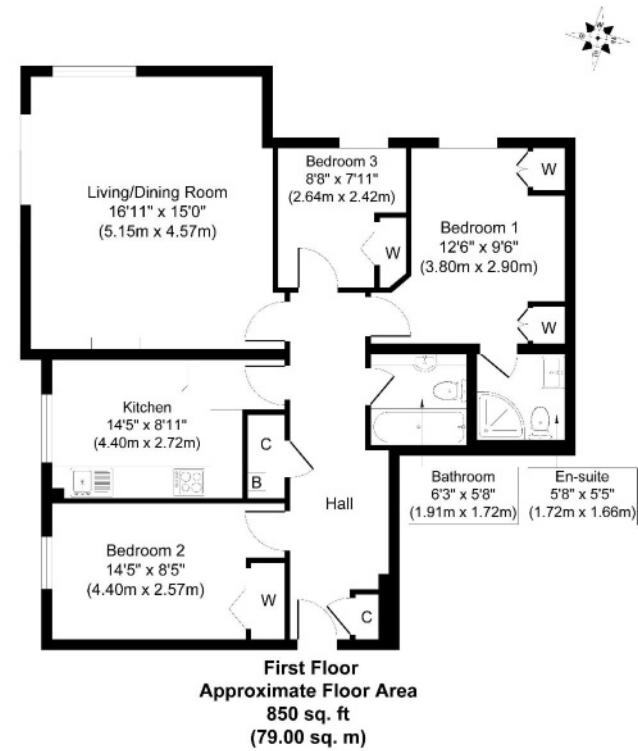
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.