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Offers Over

£265,000

19/4 West Bowling Green Street

Bonnington | Edinburgh | EH6 5PQ

Bright and stylish second floor apartment situated within a modern development in Bonnington next to the Water of Leith. Boasting a south-facing balcony, residents' parking and being within easy reach of the city centre and the cosmopolitan district of The Shore.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Secure entryphone
-  Residents Parking
-  Communal Grounds
-  EPC Rating – B
-  Council Tax Band - E



Description

Forming part of an impressive modern development, this superb apartment benefits from private residents' parking and a lovely south-facing balcony. Internally, the property is tastefully presented throughout and in excellent decorative order. The bright accommodation comprises - welcoming entrance hallway with three storage cupboards, lovely south-facing sitting room with balcony off, kitchen/ dining room with integrated appliances, spacious principal bedroom with fitted wardrobes and en-suite shower room, double bedroom 2 also with built-in wardrobe; and contemporary bathroom with three-piece suite and shower over the bath. Further benefits include gas central heating and triple glazing.



Extras

All fitted floor coverings, curtains, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing/dryer are included in the sale price.

Gardens & Parking

Externally, the development is surrounded by well maintained communal grounds. For the car user there is unallocated residents' parking within the development. There is also a communal bicycle and bin store.

Factor

The development is managed by Trinity Factors for a monthly fee of approximately £140. This includes maintenance of communal areas, lift maintenance and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

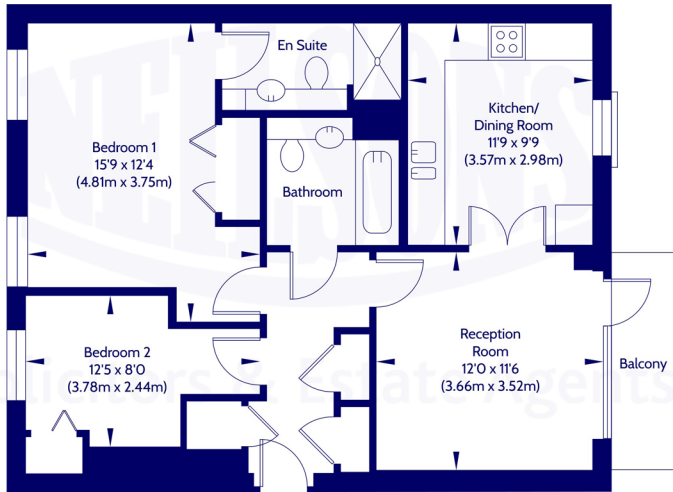
West Bowling Green Street forms part of desirable residential area located in Bonnington, only a short distance from the City Centre and the Shore. There are a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington and neighbouring Canonmills, together with a Tesco and Lidl supermarkets. Frequent public transport services link the area to the city centre and surrounding areas. For the more active commuter, Edinburgh's extensive network of cycle/walking paths are close at hand and link up with many parts of the city. The area is also within close proximity to some of the capital's most beloved green spaces, including the spectacular Royal Botanic Gardens and Inverleith Park.





Approx. Gross Internal Floor Area 66 Sq M / 705 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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