



145B/2 Bonnington Road
BONNINGTON | EDINBURGH | EH6 5NQ

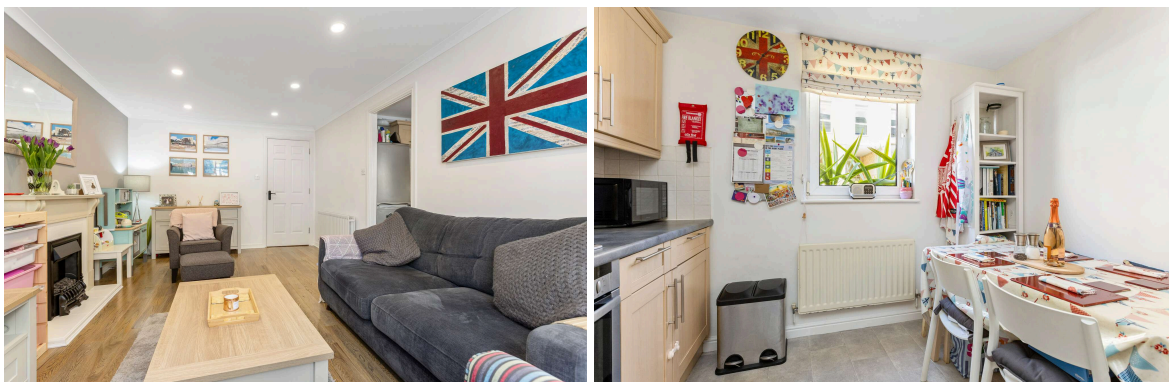


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Warners are delighted to present this well-proportioned two-bedroom ground floor apartment, forming part of a modern development in the ever-popular Bonnington district of Edinburgh. Beautifully maintained and tastefully decorated throughout, the property is offered to the market in true move-in condition and will appeal to a wide range of buyers including first-time purchasers, professionals and investors alike. The accommodation is entered via a welcoming hallway with excellent built-in storage. The spacious living room is a particularly attractive feature, enhanced by a charming bay window which floods the room with natural light, alongside a focal point fireplace creating a warm and inviting setting. The separate breakfasting kitchen is well-equipped with a range of fitted units, generous storage and ample space for a dining table, making it both practical and sociable. Both bedrooms are comfortable doubles, each benefiting from integrated wardrobe storage. The principal bedroom further enjoys the convenience of an en-suite bathroom, while a contemporary family bathroom, fitted with a stylish three-piece suite and shower over bath, completes the internal accommodation. Externally, the property benefits from residents parking, with two permit spaces, as well as secure bike storage. Further features include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Bonnington is a highly sought-after location, ideally positioned between Leith and Trinity, offering an excellent range of local amenities and green spaces. Pilrig Park, the Water of Leith walkway and the vibrant Shore area are all within easy reach, along with a wide selection of cafes, restaurants and shops. Offering generous accommodation, modern presentation and a prime location, this fantastic apartment represents an excellent opportunity, and early viewing is highly recommended.

- Modern two-bedroom ground flat in sought after location
- Welcoming hallway with two storage cupboards
- Bay windowed living room
- Breakfasting well-equipped kitchen
- Principal bedroom with ensuite shower room
- Further double bedroom
- Modern bathroom with three-piece suite shower over bath
- Gas central heating and double glazing
- Residential parking with two permit spaces
- Bike storage



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



All kitchen appliances will be included in the sale of the property along with all curtains and blinds. EPC: C. CT: E. Factoring: AboveBoard factors, approx. £90 P/Q.

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, cafes, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, high Street stores and restaurants. 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.



