



29/4 Redbraes Place
BONNINGTON | EDINBURGH | EH7 4LH


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Quietly tucked away in a cul-de-sac just off Broughton Road is this light and spacious first floor flat, convenient for nearby parks, Leith's fabulous amenities and the trams.

This bright flat would be ideal for a first time buyer looking to live in a sought after residential area close to the City Centre. Although some modernisation would be beneficial, double glazing and gas central heating are in place and there's great potential. Storage facilities are provided by way of a useful hall cupboard and a wardrobe fitted in the main bedroom. Lying to the rear of the building is a garden for use by the residents within the block.

- Entrance hall with cupboard storage
- Twin window living room
- Kitchen
- Principal double bedroom with built-in wardrobe
- Second double bedroom
- Shower-room
- Gas central heating
- Double glazing
- Shared rear garden
- Unrestricted on-street parking
- Peaceful setting
- Easy access to local amenities

Council tax band C, Energy rating C. There is no factor fee associated with this property.

Extras included in this sale are curtains and blinds, washing machine and fridge freezer.

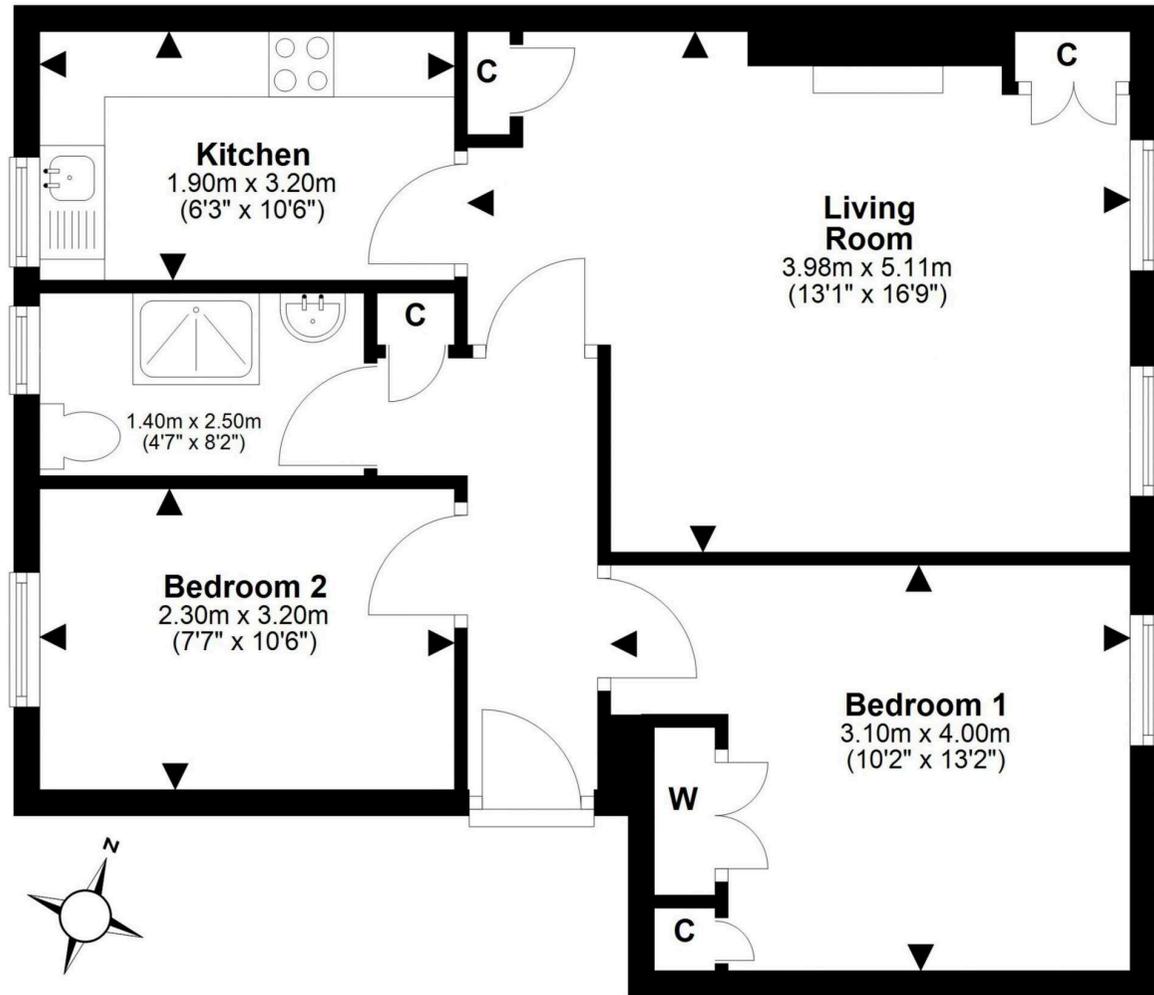
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by 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. The local area provides a good range of amenities whilst a short walk will take you to Leith Walk, offering outstanding amenities. For some of 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 within easy reach. Enjoying the outdoors couldn't be easier with the leafy Pilrig and St Mark's Parks on your doorstep. A leisurely stroll along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus services to the city centre, plus trams from Leith Walk.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.