

RALPH SAYER
SOLICITORS & ESTATE AGENTS

24/19 West Bowling Green Street

Bonnington, Edinburgh, EH6 5PB

24/19 West Bowling Green Street

Set on the top floor of a lift-serviced contemporary development in Bonnington, this pristine two-bedroom apartment enjoys a fabulous outlook across the Edinburgh skyline and bright, modern interiors throughout. The location is well placed for nearby amenities and straightforward links into the city centre.

The accommodation comprises a welcoming hall, an open-plan living/dining room with a contemporary fitted kitchen, a principal double bedroom with en-suite shower room, a second double bedroom and a separate bathroom. Communal garden grounds and an unallocated residents' car park add everyday practicality.

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

Features

- Contemporary top-floor apartment in Bonnington
- Pristine interiors and fabulous skyline views
- Welcoming hall with storage
- Sunny living/dining/kitchen with Juliette balcony
- Principal double bedroom with en-suite shower room
- Second double bedroom with a wardrobe
- Modern bathroom with towel warmer
- Communal garden grounds
- Unallocated residents' parking
- Gas central heating and double glazing
- EPC: B
- Council Tax: E
- Home Report: £285,000
- Factor: Ross & Liddell, approx. £150 pcm









Two-bedroom top floor apartment with residents' parking and shared gardens

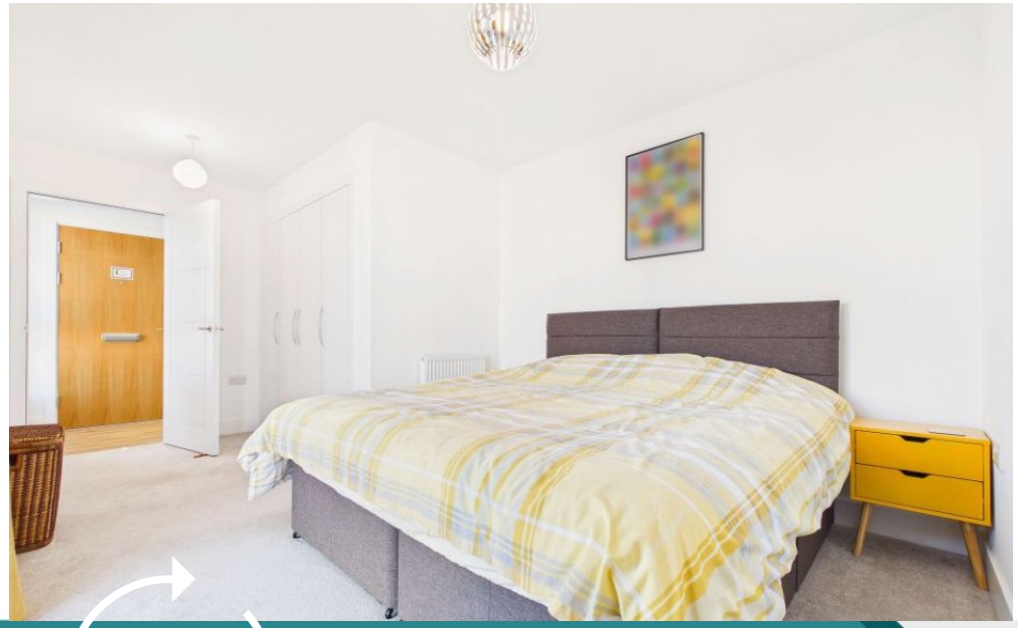












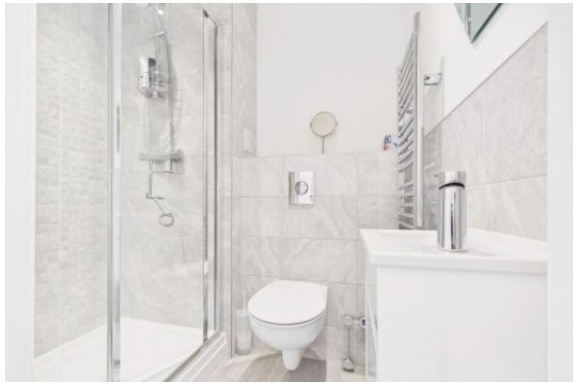


360

Click here
for a virtual tour

RALPH SAYER
SOLICITORS & ESTATE AGENTS







Bonnington

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area.

Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. There are also plenty of good local pubs, cafés and eateries.

Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the flat is close to Pilrig Park and Victoria Park, as well as the the scenic Water of Leith walkway, plus there is direct access to the extensive network of local cycle paths.

Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities.

Bonnington is well-serviced by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.

Let us help you find your next
dream property!

RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

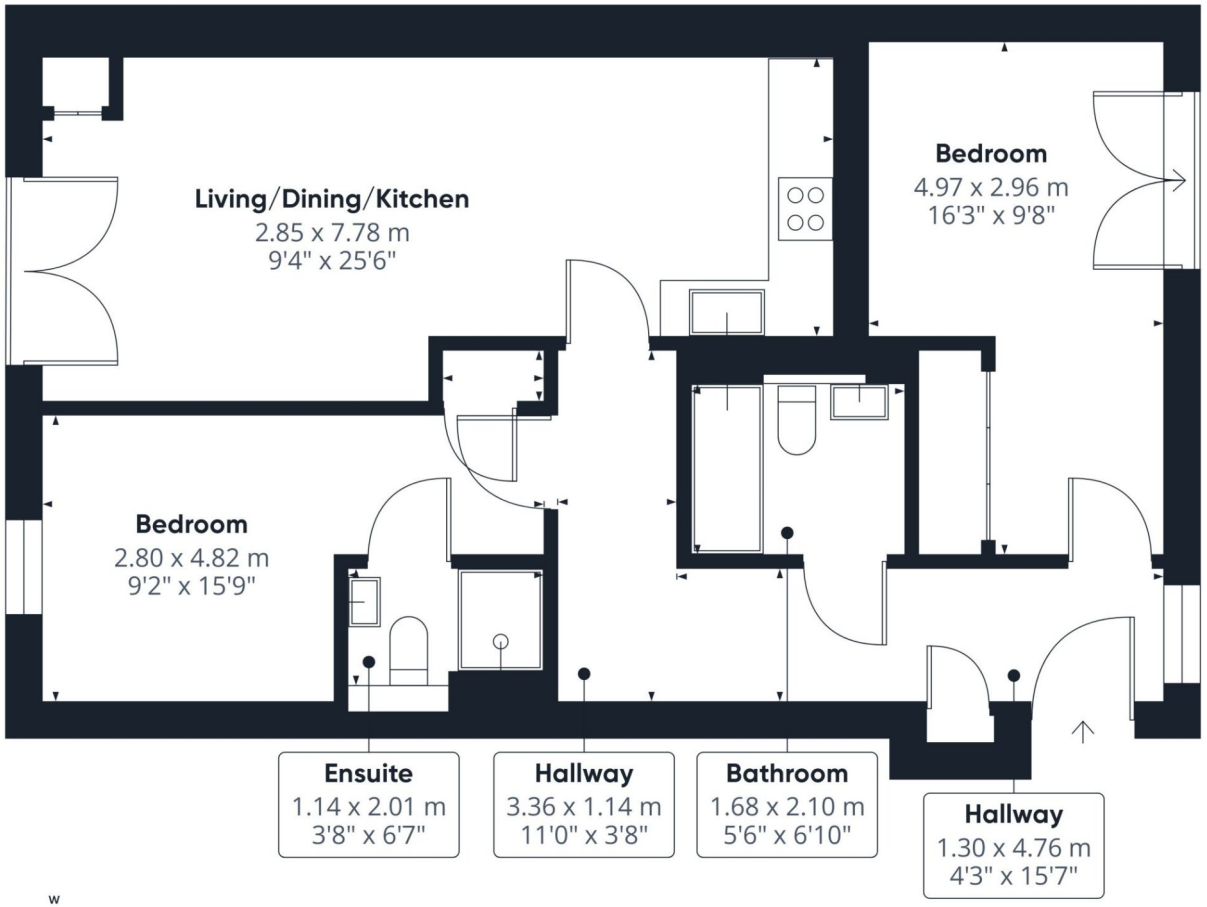
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

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.

Floorplan



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Approximate total area(1)
66.1 m²
710 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
E	B	£285000