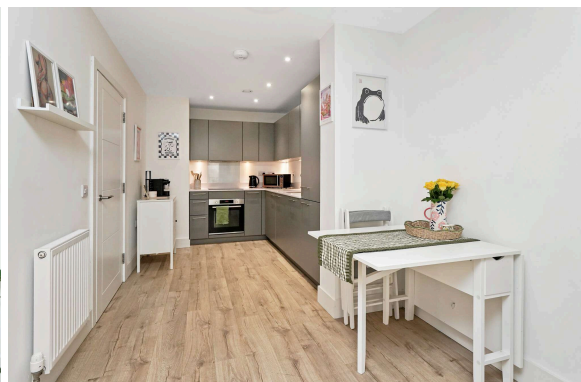




30/6 West Bowling Green Street
LEITH | EDINBURGH | EH6 5PB


warners
solicitors & estate agents



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Set within a contemporary modern development on the ever-popular West Bowling Green Street, this beautifully presented first-floor one-bedroom apartment offers stylish, low-maintenance living in the heart of Bonnington.

The property features a bright and spacious open-plan living, dining and kitchen area, designed to maximise both space and natural light. The modern fitted kitchen is well-equipped with integrated appliances and ample storage, making it ideal for everyday living and entertaining.

The generous double bedroom provides a peaceful retreat with excellent built-in wardrobe space, while the sleek bathroom is finished to a high standard with a modern three-piece suite.

- Modern first floor 1 bedroom flat
- Accessed via a secure entry system
- Residents parking
- Lift to all floors
- Close to local amenities and excellent transport links
- Double glazing and gas central heating

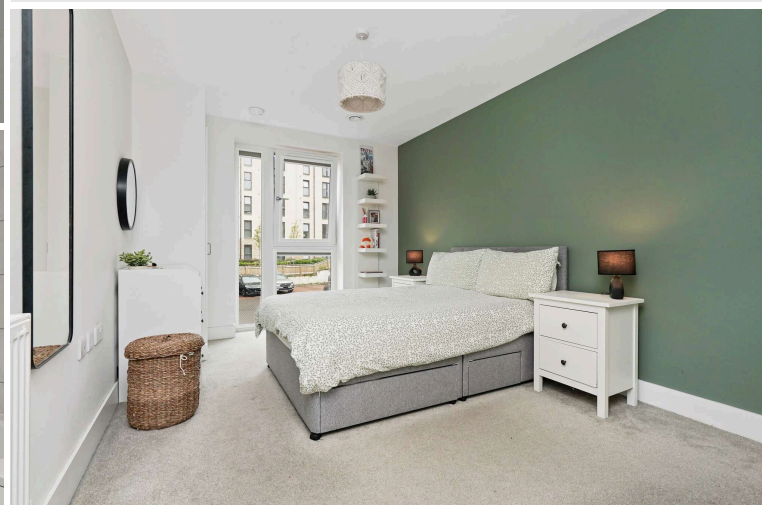
Energy Rating B and Council Tax Band C.

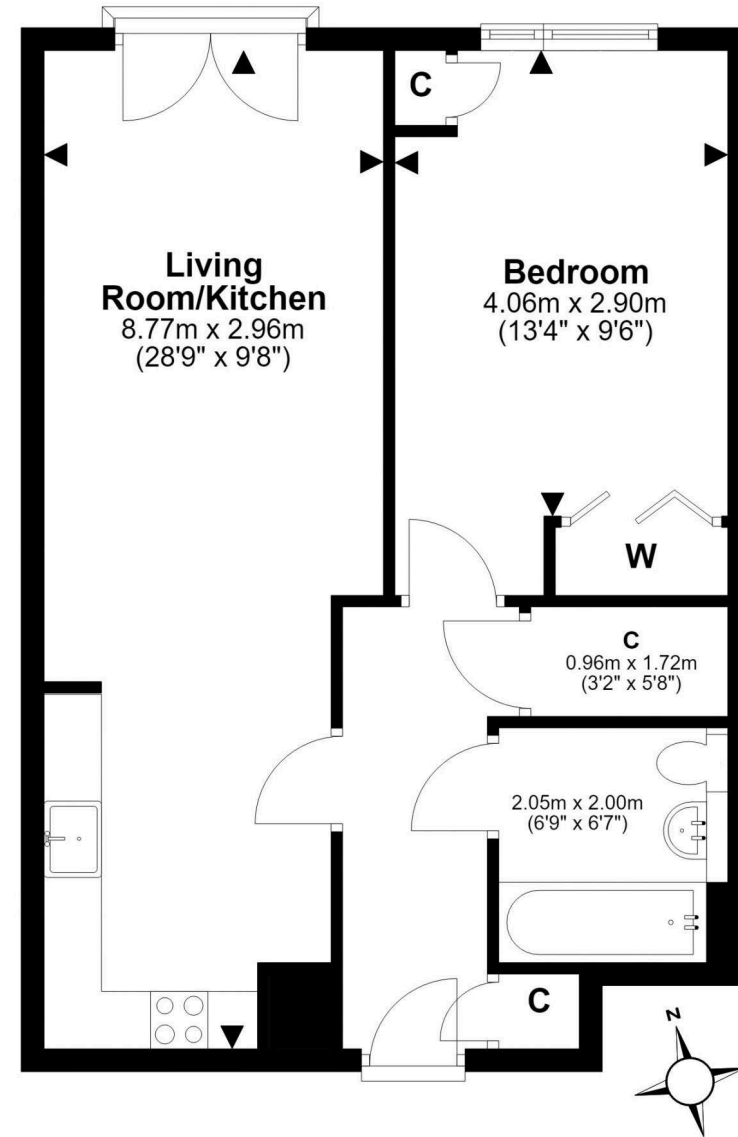
Extras to be included in the sale are the washer dryer, fridge/freezer and dishwasher.

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 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, caf s, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 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.





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.