










Offers Over

**£299,995**

## 282 (2F2) Bonnington Road

Bonnington | Edinburgh | EH6 5BE

A fantastic opportunity has arisen to purchase this impressive, deceptively spacious, high-ceilinged, second floor flat forming part of a traditional tenement, situated in the popular high amenity area of Bonnington. The property is presented to the market in true move-in condition and would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



## Description

This well presented accommodation briefly comprises a secure entry system, a welcoming hallway with convenient storage, and original wooden flooring flowing through most rooms. The bright and spacious reception/dining room features a charming wood burner, high skirting boards, and enjoys beautiful open views towards Calton Hill and Arthur's Seat. The property also offers a stylish, modern fitted kitchen complete with appliances, a well-proportioned principal bedroom with built in cupboard/wardrobe, a generous second double bedroom, and a contemporary bathroom, with underfloor heating, fitted with a three-piece suite and shower over the bath. Additional benefits include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, integrated dishwasher and washing machine.

## Gardens & Parking

There is a well maintained communal garden to the rear and unrestricted on-street parking within the area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

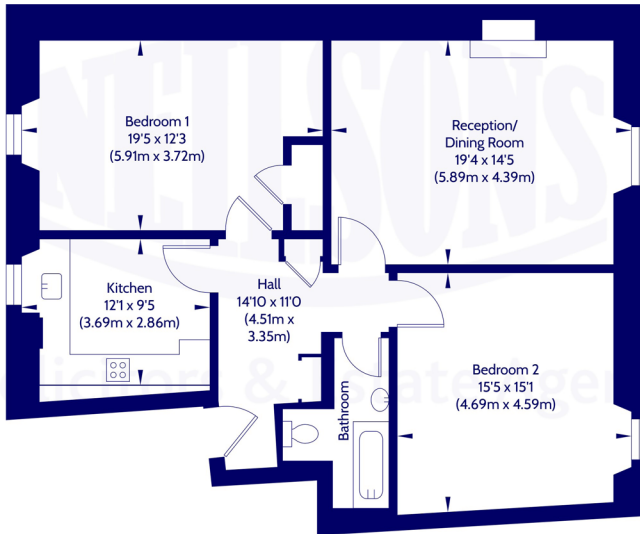
Bonnington is just to the north of the City Centre which can be easily accessed via a frequent bus service that runs close by. For the commuter St Andrew bus station and Waverley rail station are also within easy reach of the property. Shopping facilities locally include a Tesco Superstore and also the newly built St James Quarter is a short distance away. Recreational facilities include Pilrig Park, St Marks Park, the Victoria Swim Centre, the Vue Cinema Complex plus a host of popular cafes, bars and restaurants in Broughton, Leith Walk and in the vibrant Shore area. The Water of Leith walkway and cycle paths are accessible from the neighbouring Newhaven Road offering scenic leafy walks in the area, connecting to the Shore and close by to the botanical gardens. Tram stops are easily accessible from the property, to be found on Leith Walk, giving direct and easy access to the airport, while also connecting to the wider city. There is a also direct bus route outside the property connecting to Stockbridge.





Approx. Gross Internal Floor Area 96 Sq M / 1029 Sq Ft.

## 2nd Floor



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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