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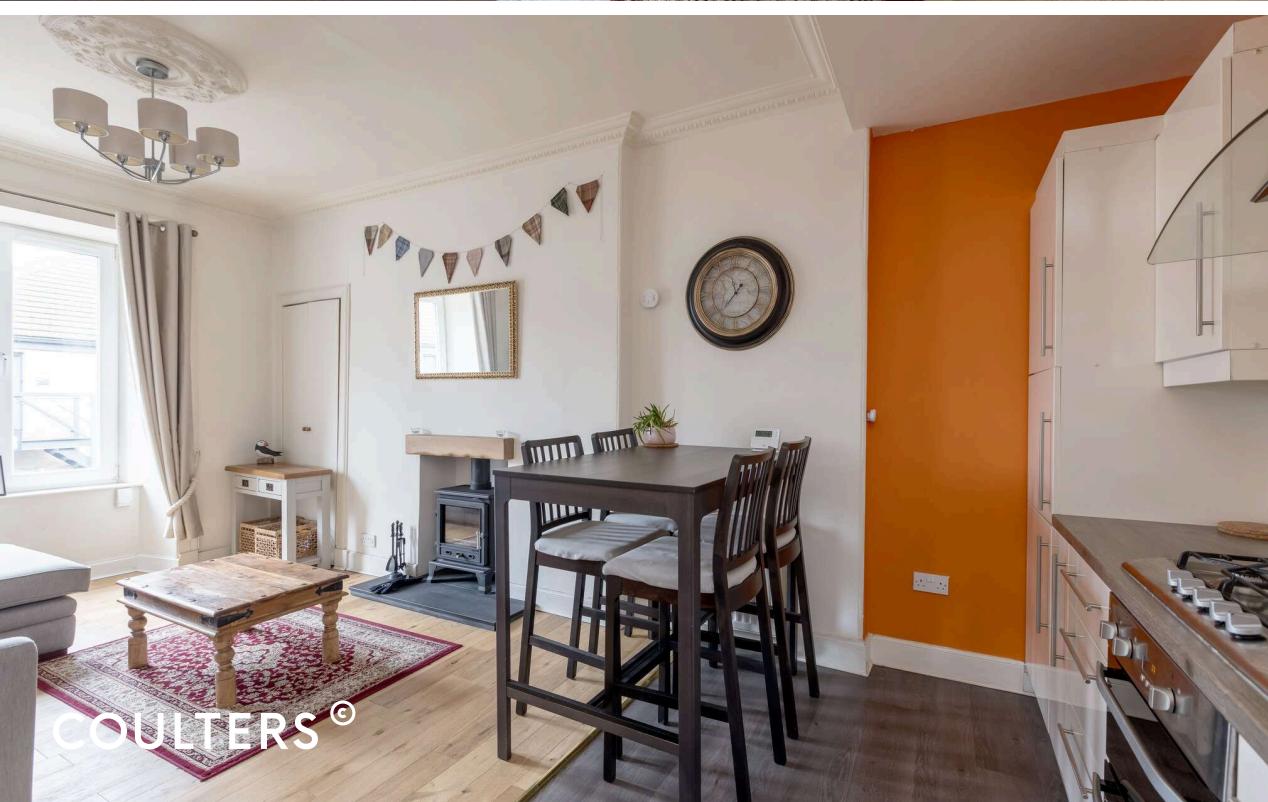
2/7 BURNS PLACE

BONNINGTON, EDINBURGH, EH6 5QD

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

2/7 Burns Place is a charming first floor, one bedroom flat forming part of a traditional tenement building in the popular residential area of Bonnington, to the North of the city centre. This delightful flat has been lovingly enhanced by the current owners to create a warm and welcoming space.

The sitting room/dining room has an efficient and eco friendly wood burning stove with a timber mantle shelf over, creating a lovely focal point in the room. Beautiful flooring has been laid underfoot, whilst above simple, yet elegant cornice work finishes the room.

KEY FEATURES

- Delightful first floor tenement flat.
- A well presented double bedroom with excellent storage.
- Located near the beautiful Water of Leith walkway.
- Unrestricted on street parking.
- Located in the popular residential area of Bonnington.
- Within walking distance of local shops and amenities.
- EPC Rating - C
- Council Tax Band - B



Open to the sitting room/dining room is the bright fitted kitchen, with a wall of extensive white fitted wall and base mounted cabinetry and a contrasting worktop. The integrated appliances comprise; five ring gas hob, full size dishwasher, washing machine and electric double oven. There is also a free-standing fridge/freezer. The carpeted double bedroom has a view to the front and benefits from extensive fitted wardrobes along the back wall. The modern shower room completes the internal accommodation with a large shower cubicle, WC, wash hand basin (and cabinet below) and heated towel rail. Heating and hot water is provided by gas central heating with a new boiler installed April 2025. There is also double glazing.

Externally there is a west facing rear garden, mainly laid with lawn and accessed via the communal stair.



THE LOCAL AREA

Nestled in the north of Edinburgh close to the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighborhood. This historic area, is a desirable location with a rich heritage and a thriving community.

Take a stroll along the Water of Leith walkway, or relax in Victoria Park, one of the many nearby parks and green spaces. There is a diverse array of shops, restaurants, and cafes in nearby Newhaven, on Leith Walk and The Shore to explore and there are a good selection of larger supermarkets available including Tesco, Lidl and Aldi.

The Edinburgh cycle network can be joined close by and there is excellent provision for both bus and tram travel nearby, offering quick and easy access into the city centre and directly to Edinburgh Airport.

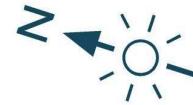
EXTRAS

All curtains, light fittings, fitted flooring, free standing fridge freezer and integrated appliances are included within the sale price. Some additional items may be available by separate negotiation.



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**Burns Place,
Edinburgh,
Midlothian, EH6 5QD**

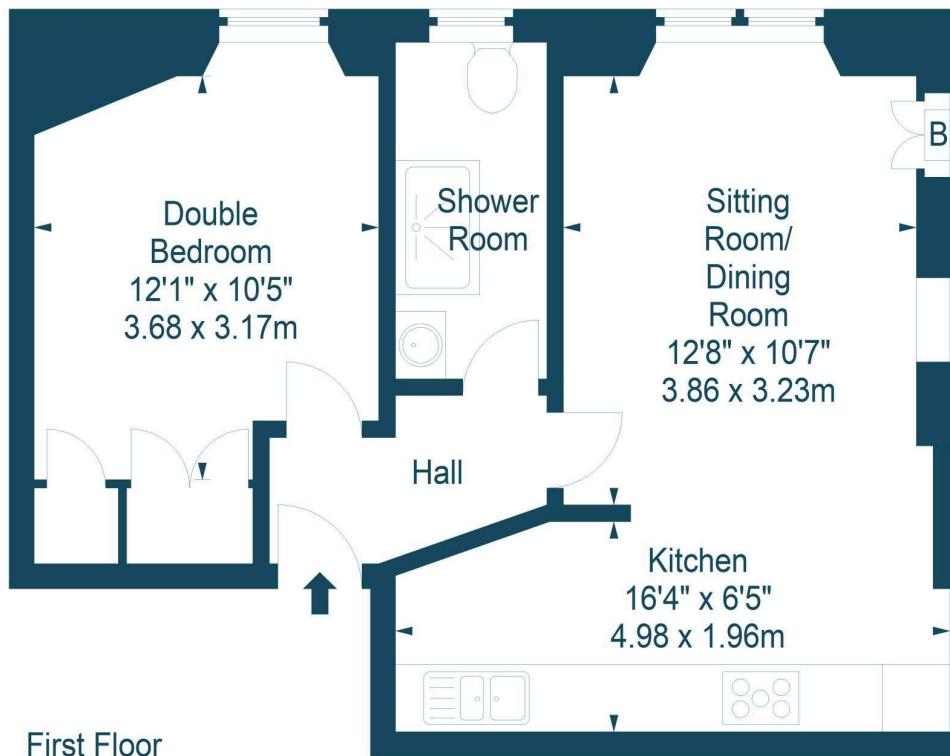


Approx. Gross Internal Area

492 Sq Ft - 45.71 Sq M

For identification only. Not to scale.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.