



CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS

147/3
Bonnington Road
Edinburgh
EH6 5NJ



A light and airy, one bedroom, ground floor flat, set in a well-maintained block with communal gardens and residents car park. Newly refurbished throughout with a neutral décor the property is offered to the market in move in condition.



The accommodation comprises:

- Entrance hallway with intercom and storage cupboard
- Dual aspect triple window living room with space for dining
- Shaker style contemporary fitted kitchen with a range of base and wall mounted units. Integrated oven, hob and extractor. Space for freestanding appliances
- Double bedroom with built in wardrobes
- Refitted bathroom comprising bath with shower over and screen, wall hung sink and toilet. Custom mirror and tiling
- Landscaped communal grounds with bin store
- Residents' car park
- Modern electric heating



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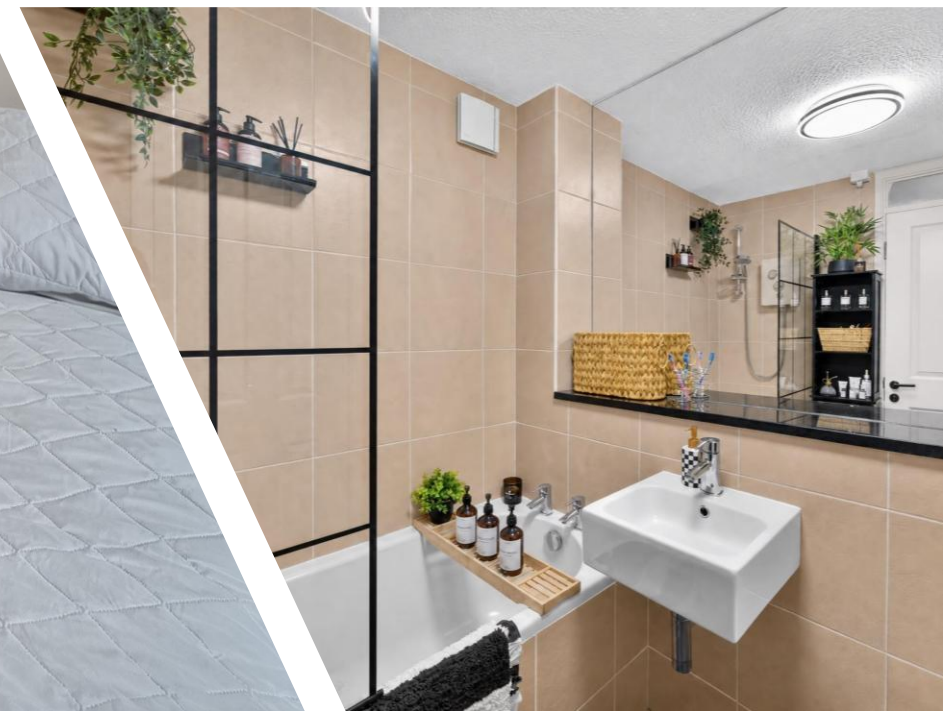
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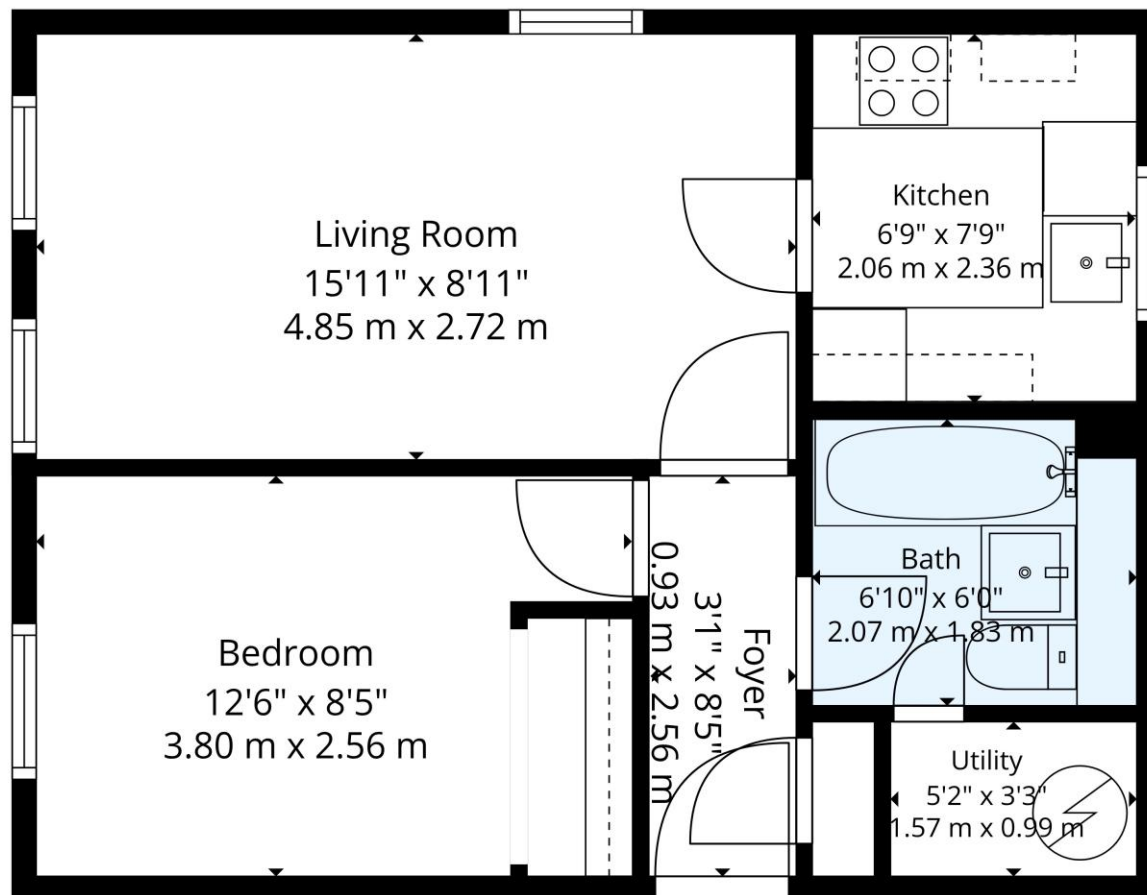












Bonnington Road is a bustling street in the popular Leith area with a good array of local eateries and shops on Leith Walk and a wide selection of stores, cafes and leisure facilities available at Ocean Terminal Shopping Centre. The trendy bars and nightlife of The Shore in Leith are also within easy reach and there is a large supermarket just down the road. For those seeking some peace and quiet in the city, the open spaces of Pilrig Park can be found just behind the property and easy access can be obtained to the beautiful Water Of Leith Walkway and The North Edinburgh Cycle Network, an array of tree-lined paths for the cyclist/walker offering traffic free routes throughout North Edinburgh. Access to the City Centre is made particularly easy with a regular bus service running directly from Bonnington Road and for the motorist, excellent road links provide easy access to the City Bypass, Edinburgh International Airport and central Scotland's motorway network.

EPC Band- D

Council Tax Band- B

Factor- Trinity Factors approx. £50 per month.

Total: 384 sq. Ft, 36 m2

Ground Floor: 384 sq. Ft, 36 m2

Excluded Areas: Utility: 18 sq. Ft, 2 M2, Undefined: 4 sq. Ft, 0 M2, Walls: 42 sq. Ft, 3 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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