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25 Whitingford

BONNINGTON, EDINBURGH, EH6 5TB

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Edinburgh, EH6 5TB



The Water of Leith runs right through the centre of Bonnington which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. The area consists of a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private

gardens and a number of modern housing estates.

Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking,

building society and Post Office services.

A twenty-minute walk from the property, the extensive shopping centre at Ocean Terminal, has a multiplex cinema, a Pure Gym and plenty of high street stores including Debenhams and a Marks and Spencers food hall, and the boutique retail outlets at Commercial Quay

are both close by.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always

provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.

“... THROUGHOUT BONNINGTON, THERE ARE CLUSTERS OF LOCAL SHOPPING FACILITIES WELL ABLE TO SUPPLY ALL THE NORMAL DAILY REQUIREMENTS ...”

25 WHITINGFORD

Bonnington, Edinburgh, EH6 5TB



New on the market is this desirable two-bedroom end terraced villa with residents parking and private gardens.

Quietly situated in the ever desirable residential Bonnington district, the property is in walk-in condition and is sure to appeal to a variety of buyers.

This modern style property has been well cared for by the current owners and briefly consists of a hallway with storage, a fully equipped kitchen with wall and base units and integrated appliances including, a gas hob, oven, extractor hood and fridge freezer.

There's a comfortable and peaceful

lounge that leads to the conservatory, which makes for an ideal family room or space for dining, the room is flooded with natural daylight and provides direct access to the south-facing garden.

Upstairs provides, linen storage, useful attic space and two bedrooms to the

rear, one bedroom boasts a built-in mirror wardrobe and ample space for furnishings.

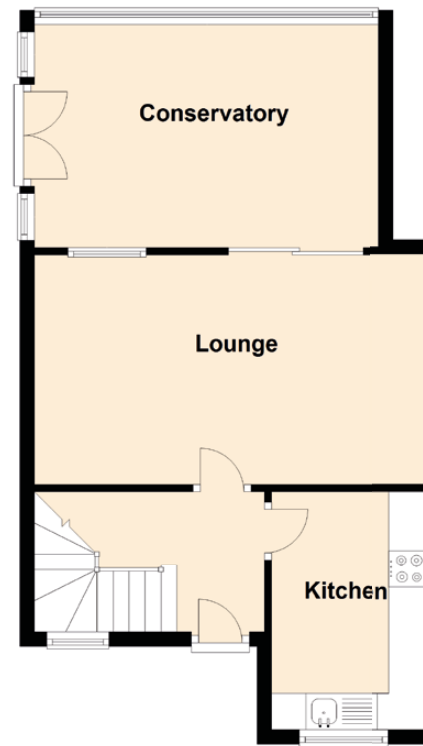
Completing the accommodation is the brand new partially tiled bathroom with a white

suite, a mains shower and a towel radiator. Gas central heating and double glazing are welcome additions and ensure a warm, cosy living environment all year round.

Externally the property has an easily maintained

garden to the front, the sunny secure gardens to the side and rear are paved and will be an ideal spot for entertaining in the warmer months ahead. Additionally, there is plenty of residents and visitors parking directly to the side of the property.

"... QUIETLY SITUATED IN THE EVER DESIRABLE RESIDENTIAL BONNINGTON DISTRICT ..."



THE DETAILS

Floor Plan | Dimensions | Location

Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.18m (10'5")
Kitchen	3.29m (10'10") x 2.14m (7')
Conservatory	4.76m (15'7") x 3.07m (10'1")
Bedroom 1	3.30m (10'10") x 2.75m (9')
Bedroom 2	3.17m (10'5") x 2.00m (6'7")
Bathroom	2.30m (7'7") x 1.67m (5'6")

Gross internal floor area (m²): 71m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances, white goods and a large secure shed. Other items by negotiation.

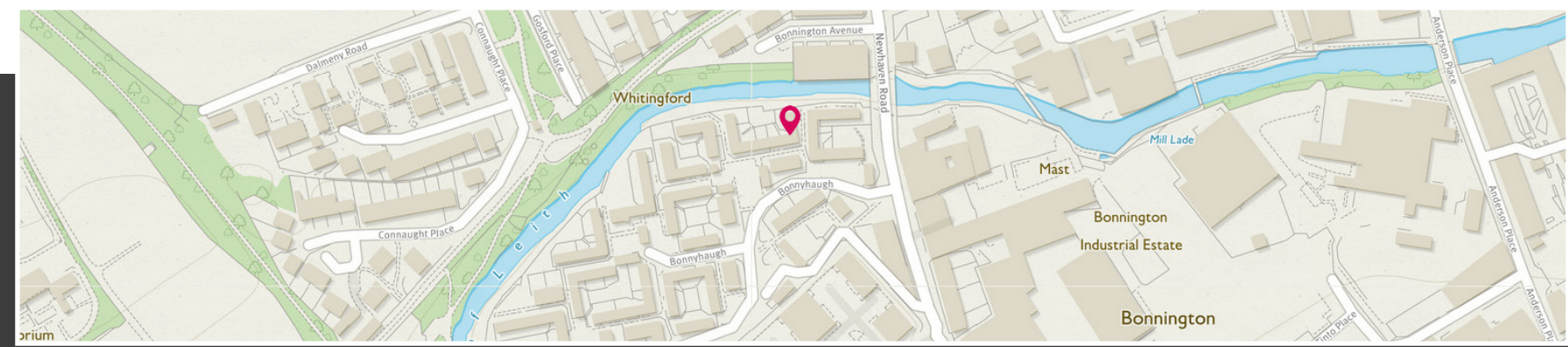


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