



**McEwan Fraser Legal**

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# EDINBURGH

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 developments.

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 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.





# 1/3 NEWHAVEN ROAD

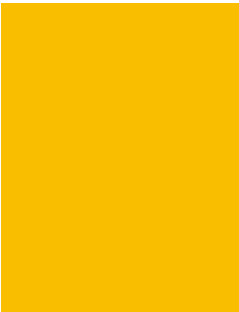
STUNNING TWO DOUBLE BEDROOM MODERN APARTMENT IN SHOW HOME CONDITION

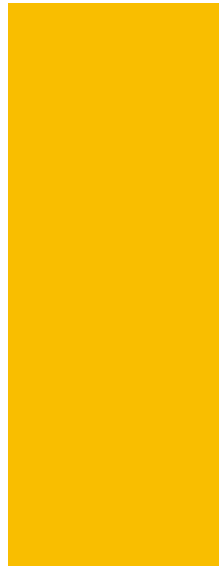
Part-Exchange available! McEwan Fraser are absolutely delighted to present this stunning, two double bedroom, apartment to the market. This first floor flat has been designed to provide flexibility and individuality while making good use of available natural light and is presented to the market in show home condition. You reach the property through a well-kept communal stairwell via a security entry phone system. Externally, the development benefits from an attractive well maintained communal courtyard to the rear and landscaped gardens with residents parking. This property is sure to appeal to a range of buyers and would be an excellent acquisition for a first time buyer or savvy buy to let investor.

As you enter the property you find yourself in a wide spacious hallway which provides access to all other rooms. The hallway itself has storage to avoid internal clutter. Internal accommodation is focused towards a beautiful open plan kitchen reception room. This jaw dropping room has a light, airy and spacious feel and allows for a variety of furniture layouts. It can comfortably accommodate a pair of large sofas alongside a six seat dining table. The kitchen is made up of a range of base and wall mounted units which offer excellent prep and storage space. Appliances are integrated.

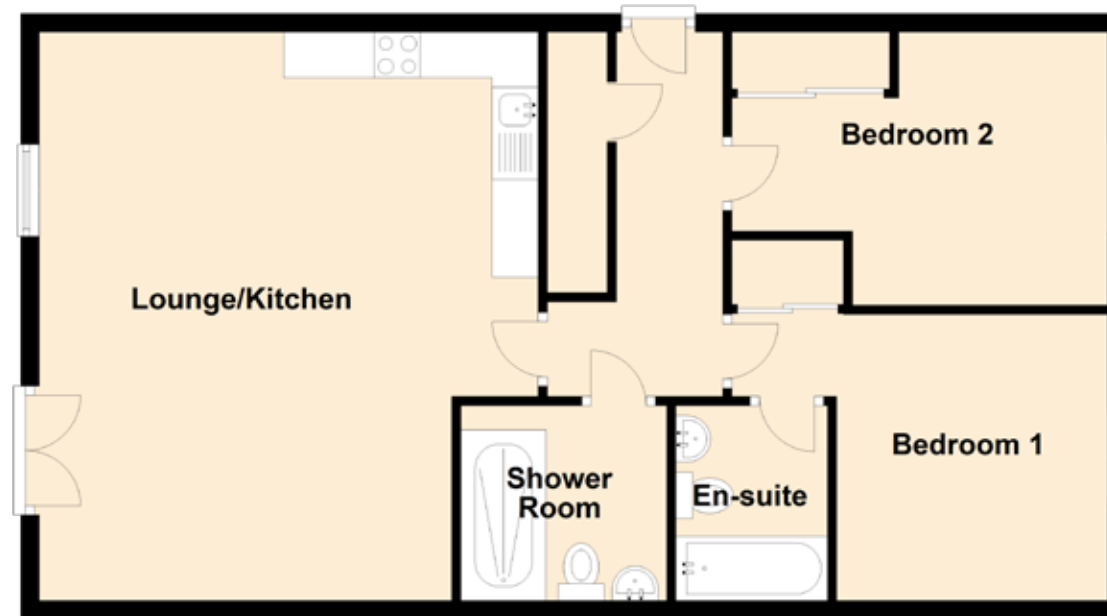
The generous master bedroom offers excellent proportions and has plenty of space for a variety of free standing furniture alongside an integrated double wardrobe. This bedroom also boasts a large, contemporary, en-suite with three piece suite and shower over bath. A further generous double bedroom also includes an integrated wardrobe and generous floor space. Internal accommodation is completed by a stylish shower room which includes a double with mains shower.

This is a chic modern apartment and internal viewing is highly recommended.





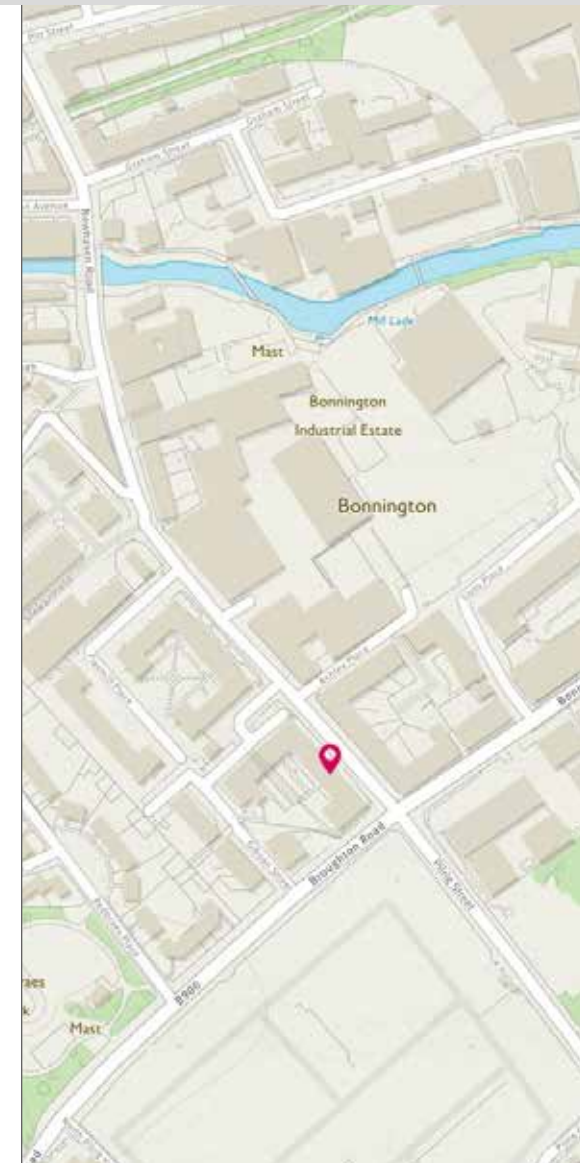
# PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.18m (20'3") x 5.43m (17'10")
Bedroom 1	4.09m (13'5") x 3.11m (10'2")
En-suite	2.12m (6'11") x 1.65m (5'5")
Bedroom 2	4.09m (13'5") x 2.80m (9'2")
Shower Room	2.24m (7'4") x 1.84m (6')

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> EPC Rating: B








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**Part  
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Available**

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