

3/3,11 Bonnington Grove

BONNINGTON, EDINBURGH, EH6 4BW



*A prime position on the top floor in popular Bonnington
and is on the market in move-in condition*



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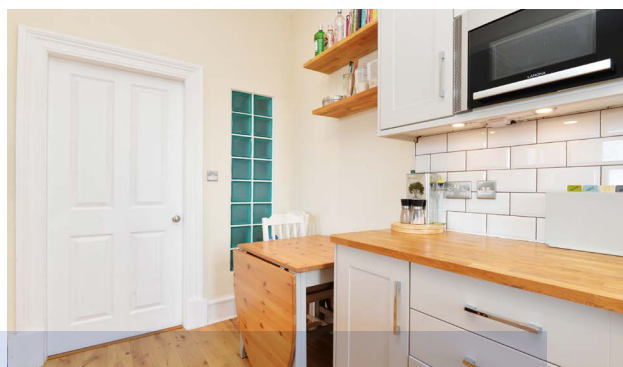




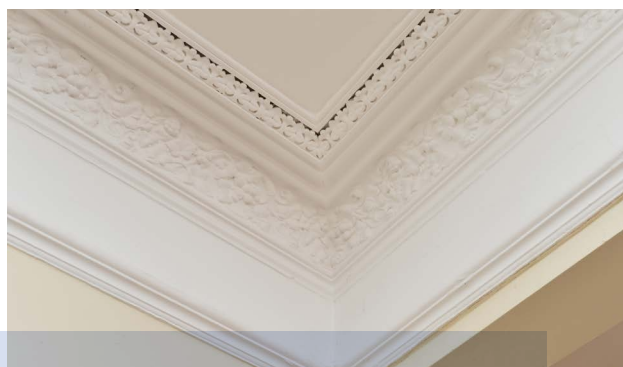
This delightful two bedroom plus box apartment occupies a prime position on the top floor. On the market in move-in condition, this property can be entered through a well-kept communal stairwell via a security entry phone system.

Internally, the accommodation briefly consists of an entrance hallway with good-sized storage space leading to the lounge/kitchen, which is flooded with light from dual aspect windows. The kitchen has been recently installed and comes complete with all integrated appliances, including a handy wine fridge. The owners also had extra upper storage installed in the kitchen, which really makes use of the space.

kitchen/lounge



kitchen/lounge





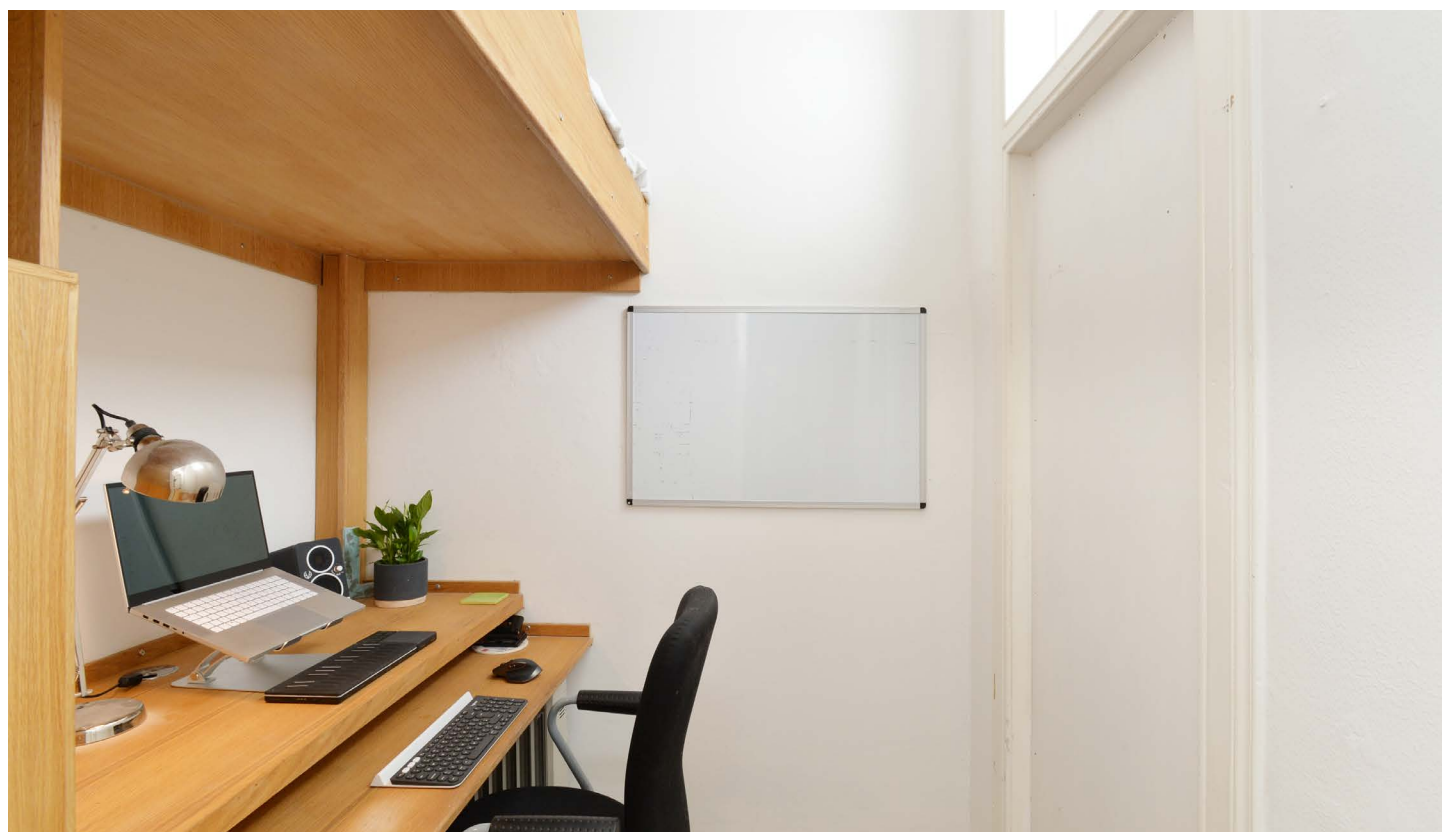
The master bedroom is spacious whilst containing a built-in wardrobe and a three-piece en-suite shower room. There is a second double bedroom with ample space for free standing furniture. The internal box room benefits from a raised bed and serves well as a home office. Finally, there is the partially tiled bathroom with a white three-piece suite. A full gas central heating system and double glazed window units have been installed to ensure a warm yet cost-effective living environment.

Early viewing recommended as this may prove an ideal property for any city professional or premium Buy-To-Let investor.

master & en-suite



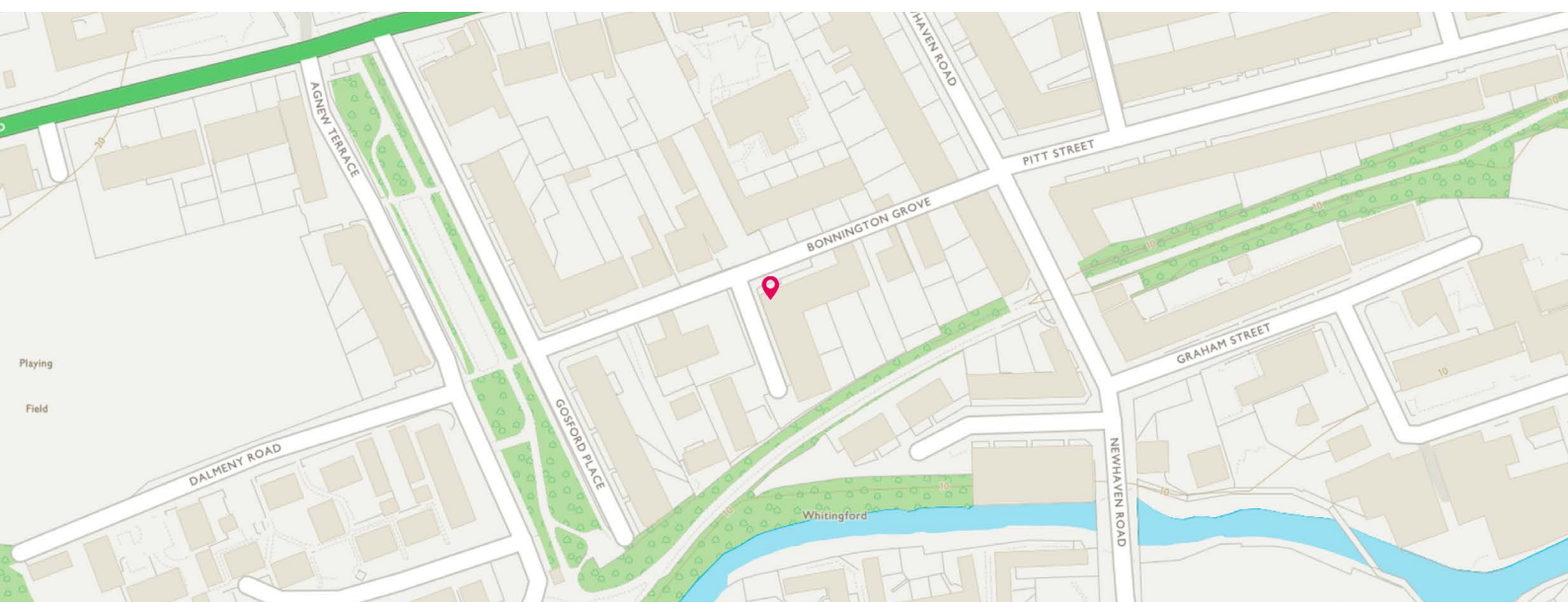
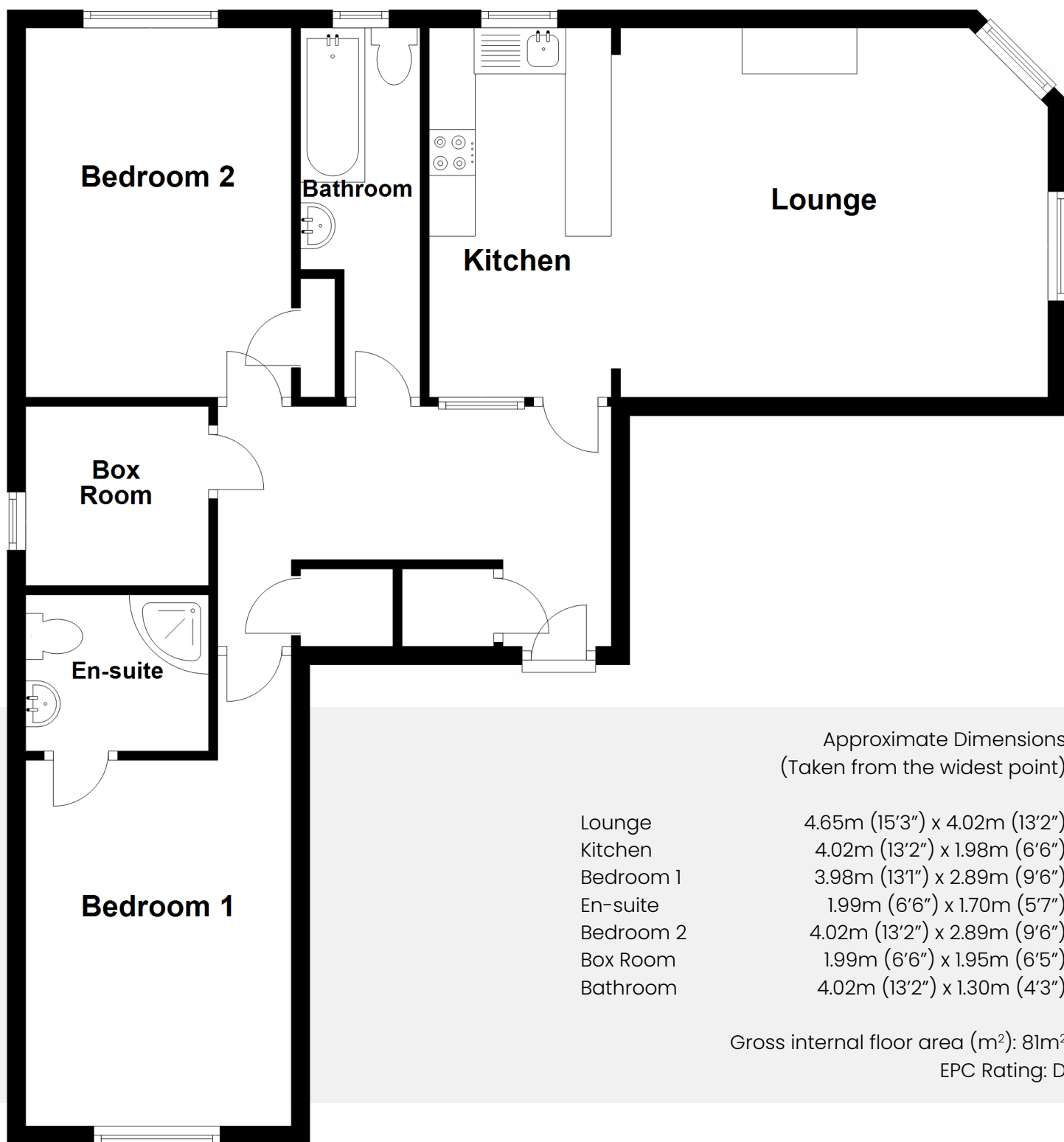
bedroom & office





the garden







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.


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