

12/7 Ashley Place

EDINBURGH, EH6 5PX



*Spacious Top Floor Flat In Edinburgh's
Popular Bonnington Area*



0131 524 9797



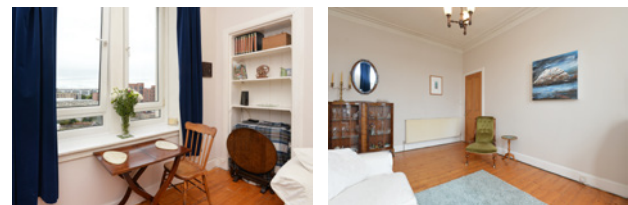
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this top-floor one-bedroom flat in the sought-after Bonnington area.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is very spacious, offers various possible furniture configurations and benefits from wooden floors, and high ceilings.
- The kitchen is a generously proportioned open-plan kitchen/dining room. Flooded with natural light and benefiting from a large larder cupboard.

THE KITCHEN





- There is one large bedroom and in addition to that a spacious box room which has a skylight and double bunk bed.
- There is one main bathroom which is fitted with a white three-piece suite with a shower overhead. The bathroom is fully tiled and has been well maintained.

THE BATHROOM



THE BEDROOM



THE BOX ROOM

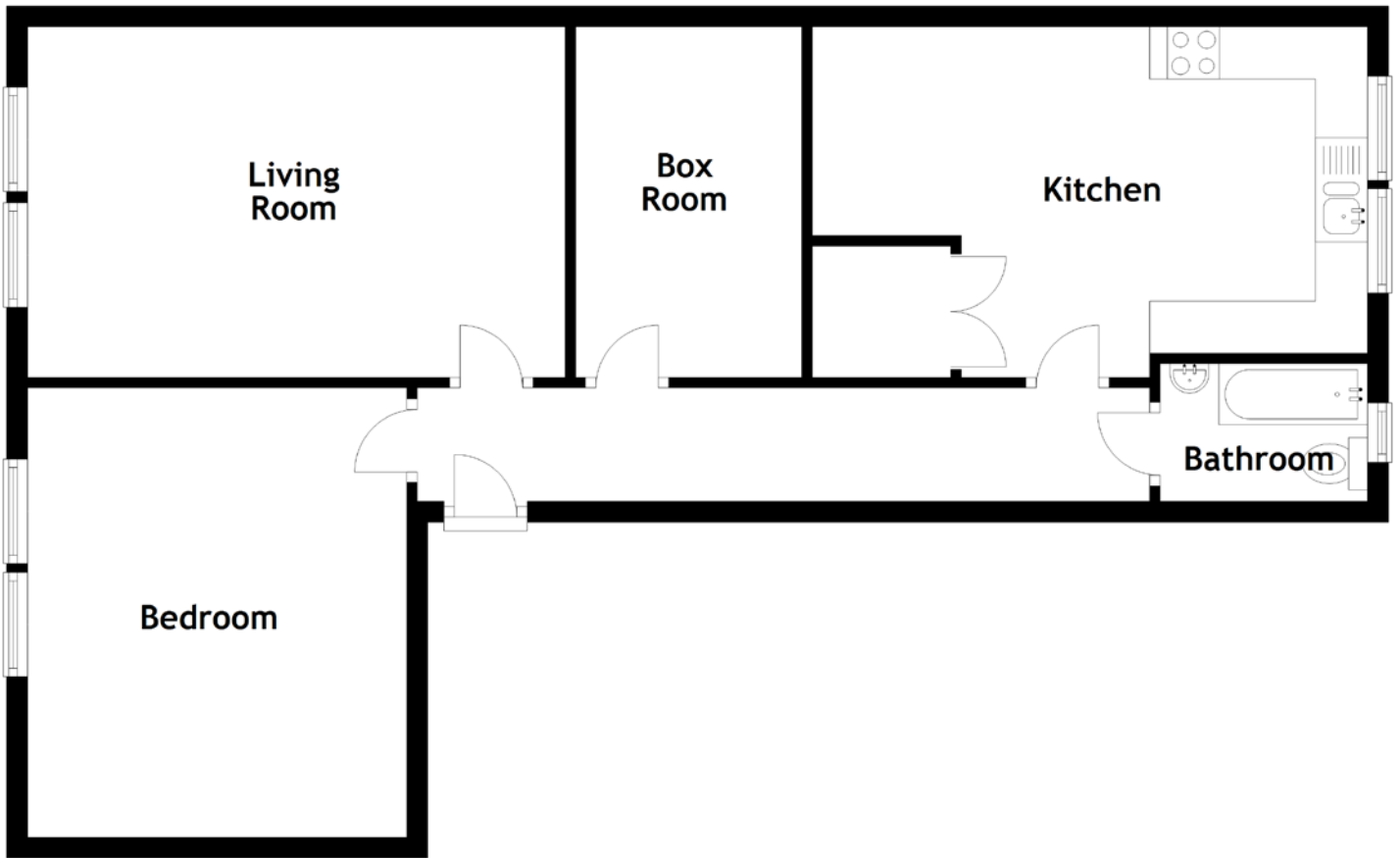


In addition, the property includes gas central heating and fully double-glazed windows making for a warm home, year-round. It is worth noting that parking in the area is free.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



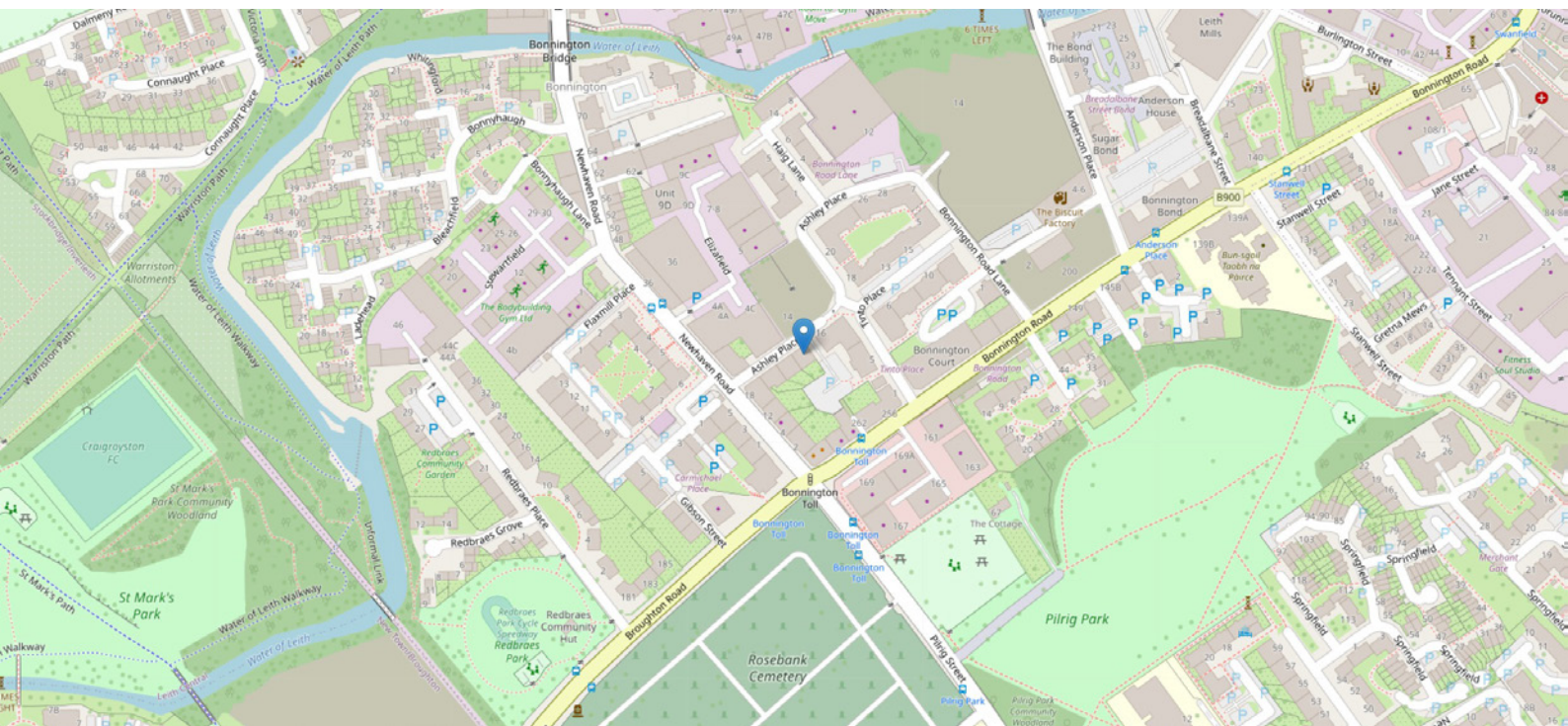
Approximate Dimensions (Taken from the widest point)

Living Room 5.16m (16'11") x 3.36m (11')
 Kitchen 5.33m (17'6") x 3.13m (10'3")
 Bedroom 4.31m (14'2") x 3.64m (11'11")

Box Room
 Bathroom

3.36m (11') x 2.17m (7'1")
 1.99m (6'6") x 1.32m (4'4")

Gross internal floor area (m²): 70m²
 EPC Rating: E



THE LOCATION

The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises 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 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.