



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

2f1, 88 Newhaven Road

EDINBURGH, EH6 5QL





# Bonnington

EDINBURGH, EH6 5QL

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.



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McEwan Fraser Legal is delighted to present this magnificently stylish one bedroom flat to the market. The property enjoys fantastic proportions with a large lounge and dining kitchen giving great entertaining space. The property has been sympathetically upgraded by the current owners and the modern feel is balanced by some fantastic original features. This is a superb flat that would make an excellent first time buy and internal viewing is highly recommended.

Internally, the property is focused on a beautiful lounge that gets floods of natural light through large sash windows. A replica fireplace makes for a natural focal point and the room is framed by original coving. The current owners have also renewed the shutters to close off the outside world on a cold winter night. There is ample space for a large suite and a deep storage cupboard to help with day to day clutter. A generous double bedroom lies adjacent to the lounge and enjoys similar proportions with plenty of space for a larger style double bed and freestanding storage. The windows shutters have been renewed here as well. A large dining kitchen overlooks the communal garden to the rear of the property. Ultra contemporary, the kitchen is comprised of a range of base and wall mounted units that offer excellent prep and storage space for the aspiring chef. There is a mixture of integrated and freestanding appliances, plenty of space for a dining table and integrated storage. The accommodation is completed by a stylish modern bathroom and a separate WC. For extra warmth and comfort, the property boasts gas central heating and partial double glazing.

The is a must-see flat.



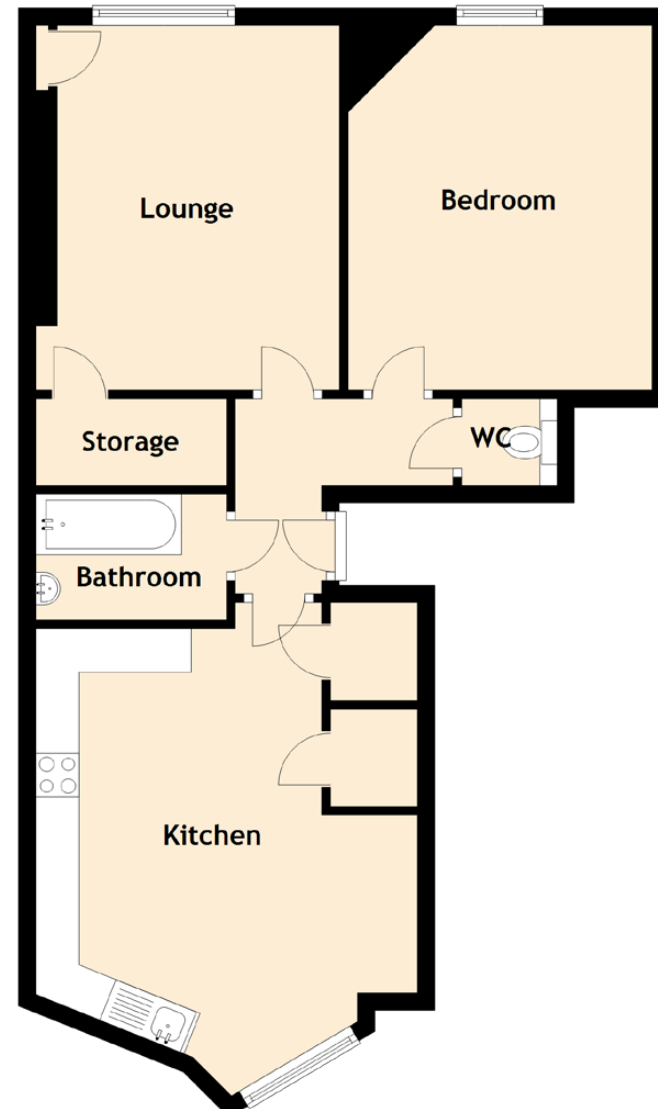




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# Specifications & Details

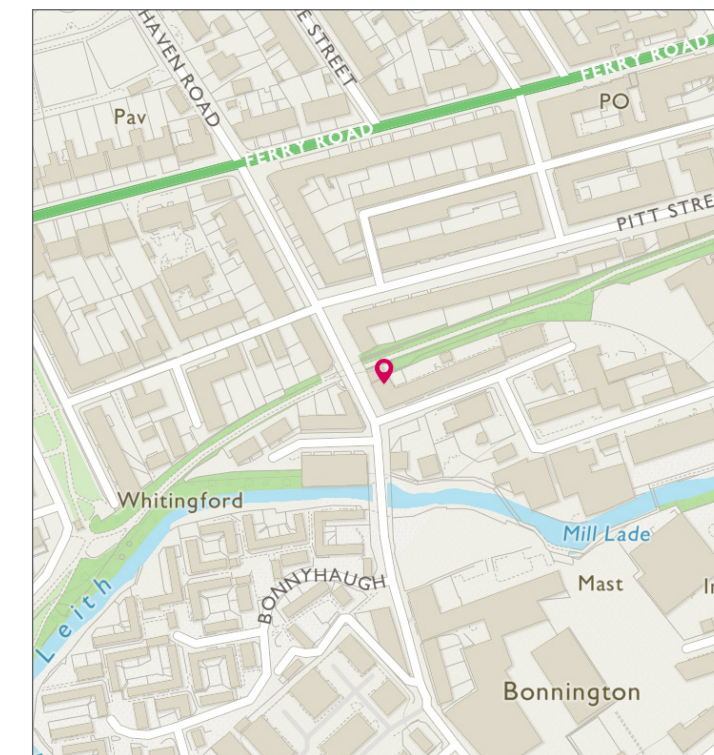
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'10") x 3.50m (11'6")
Kitchen	5.40m (17'8") x 4.40m (14'5")
Bedroom	4.20m (13'10") x 3.50m (11'6")
Bathroom	2.20m (7'3") x 1.45m (4'9")
WC	1.10m (3'7") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup> | EPC Rating: C



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