

5/4 Bonnington Gait

BONNINGTON, EDINBURGH, EH6 5NZ



*Part of a quiet and sought after development
tucked in behind Bonnington Road*



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McEwan Fraser Legal is delighted to present this spacious three bedroom flat to the market. The property forms part of a quiet and sought after development tucked in behind Bonnington Road. Internally, the property enjoys excellent proportions and is a real blank canvas for an incoming purchaser who wanted to make their mark on a property. Accommodation includes a spacious and naturally bright dual aspect living room, two double bedrooms with en-suite to master, further single bedroom, separate kitchen and family bathroom. The property also enjoys plenty of integrated storage, gas central heating, double glazing, a secure entry system and ample residents parking.

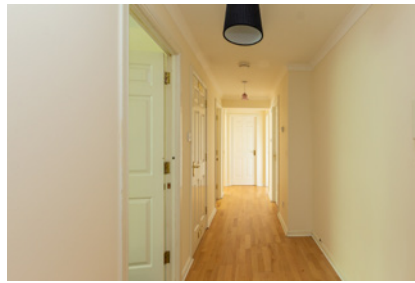
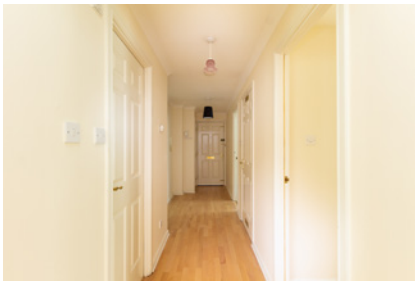
THE LOUNGE



The accommodation is focused on the living room which enjoys a corner position. Neutrally finished, the lounge gives plenty of scope for different furniture arrangements. This will allow an incoming purchaser the chance to create their ideal entertaining space.

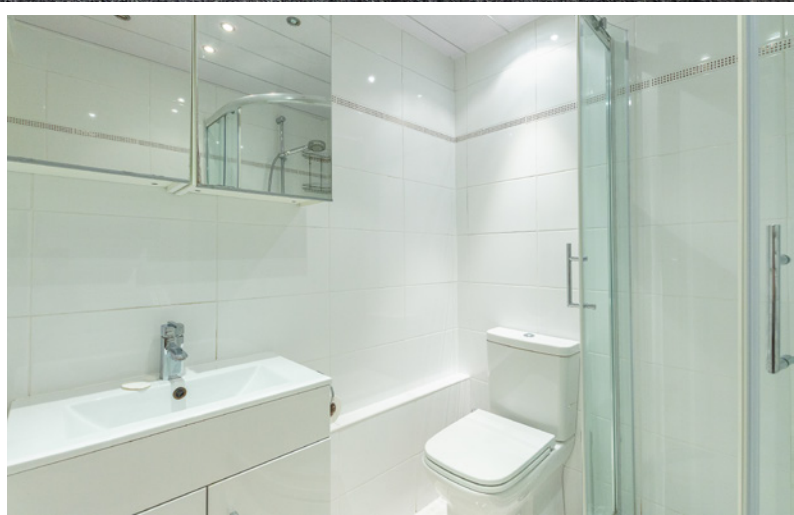
THE KITCHEN





The master bedroom is a spacious double bedroom with fitted wardrobes and space for additional free-standing furniture. The attached en-suite is fully tiled and includes a white suite with a mains shower.

BEDROOM 1



BEDROOM 2



Both the second double bedroom and third single bedroom included integrated wardrobes.



BEDROOM 3



THE BATHROOM

Accommodation is completed by the family bathroom which is off the wide central hallway. The bathroom is partially tiled and includes a white suite.

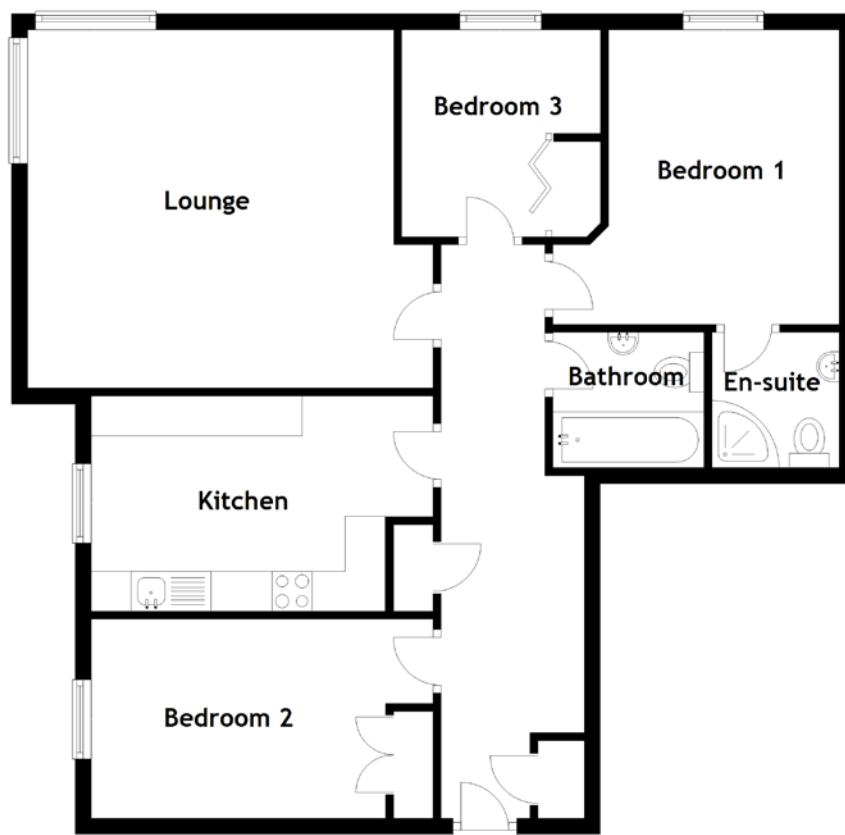


The property would make a fantastic first time buy with the third bedroom ideally suited for use as a home office. Viewing is highly recommended to appreciate both the proportions of the flat and charming setting.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

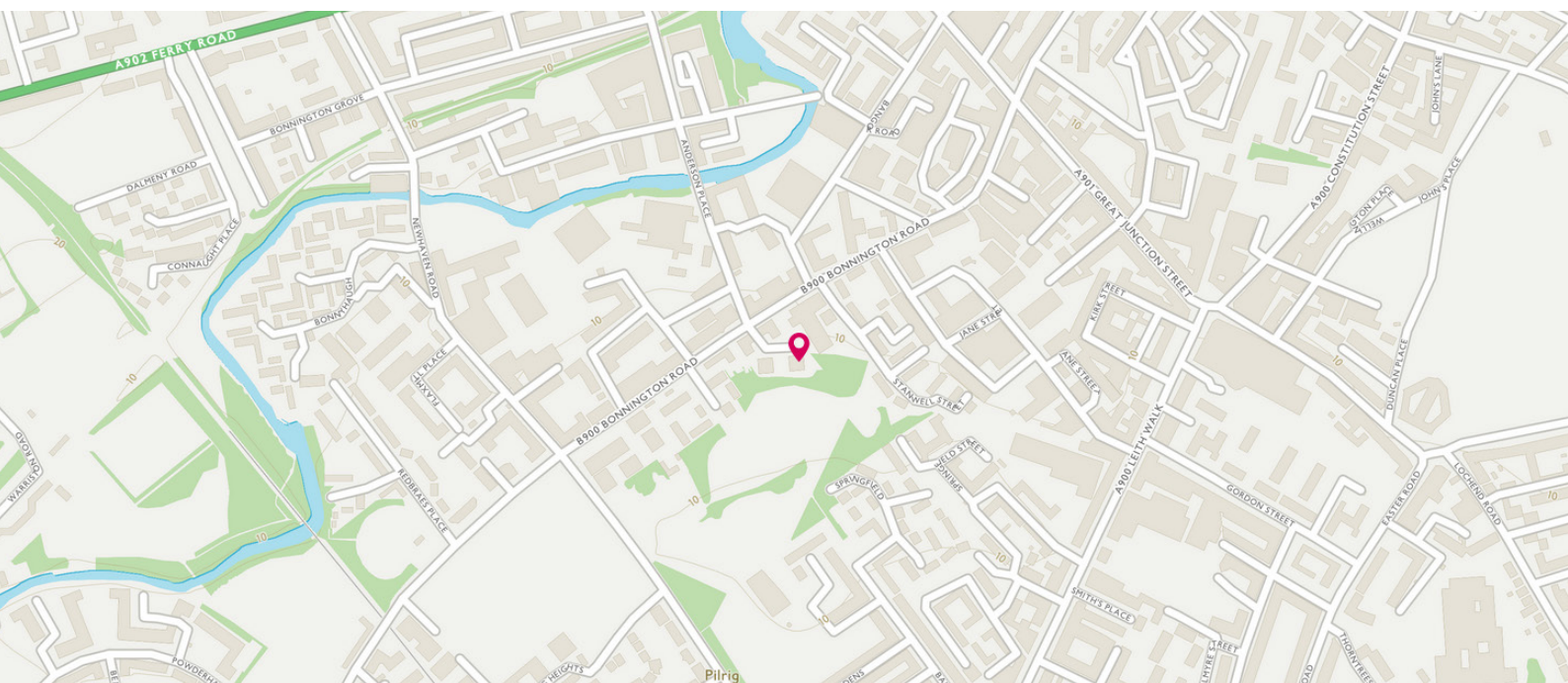


Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.50m (14'9")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
En-suite	1.70m (5'7") x 1.60m (5'3")

Bedroom 2	4.30m (14'1") x 2.50m (8'2")
Bedroom 3	2.60m (8'6") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 80m²
EPC Rating: C



THE LOCATION

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 comprises a wide variety of property styles, including stone 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, including Ferry Road and Great Junction Street, both just a short walk from the property. Edinburgh town centre is located approximately 1.5 miles from Breadalbane Street and can be reached in around 25 minutes on foot, or in about 10 minutes on the excellent bus service which runs frequently from nearby Leith Walk and Great Junction Street. East and West communication within the city is very quick and easy using Ferry Road. Nearby Inverleith Row and Leith Walk provide direct access to the city centre and the New Town.

A number of open-air recreational facilities are within easy reach of the area: the Royal Botanic Garden, a number of public parks - with Pilrig Park directly opposite the property - and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. The Shore is approximately a 10 minute walk from the property, a vibrant cosmopolitan area set around the mouth of the Water of Leith offering an extensive choice of quality eateries, including Michelin starred restaurants, and numerous bars and cafes.

The Water of Leith walkway runs close to the property and passes through many areas of interest including: Colinton Village and Dell, the Union Canal, Saughton Winter Gardens, Murrayfield Stadium, the Scottish Gallery of Modern Art, Dean Village, Stockbridge, the Royal Botanic Garden and Leith. Ideal for family walks, the walkway is a delightful afternoon's stroll, away from the hustle and bustle of the city.

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