




McEwan Fraser Legal
Solicitors & Estate Agents
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3 WEST BOWLING GREEN STREET

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.

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.

Nearby, The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live. There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars and the area is well served by major and local supermarkets.



McEwan Fraser Legal is proud to present this ground floor apartment which has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property is newly built in a popular development. The property boasts delightful open views.

Presented in move-in condition, the property is accessed via its own front door. The internal reception hall has a good selection of storage cupboards. The open plan lounge/dining/kitchen is situated towards the rear with large picturesque window and open aspect views flooding the room with natural light. The kitchen area has a good selection of stylish units and integral appliances.



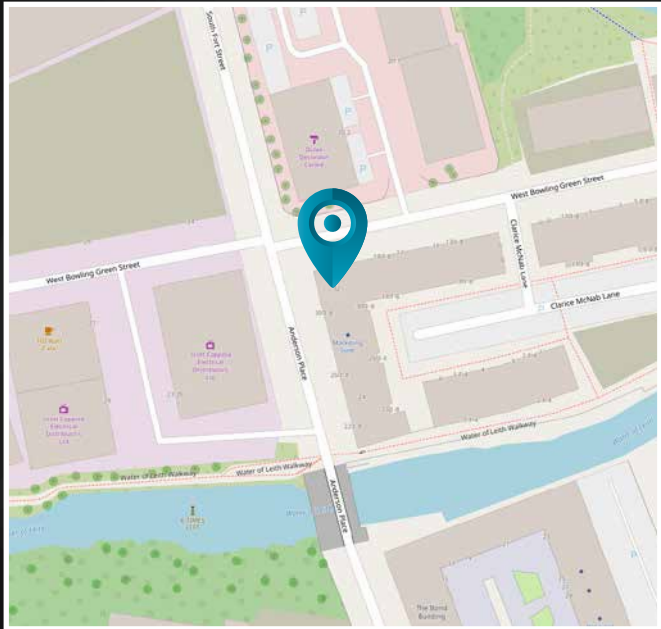


All bedrooms are double in size and the master benefits from a stylish en-suite shower room. The modern bathroom with stylish splashback tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.

Viewing is highly recommended to appreciate the accommodation on offer.



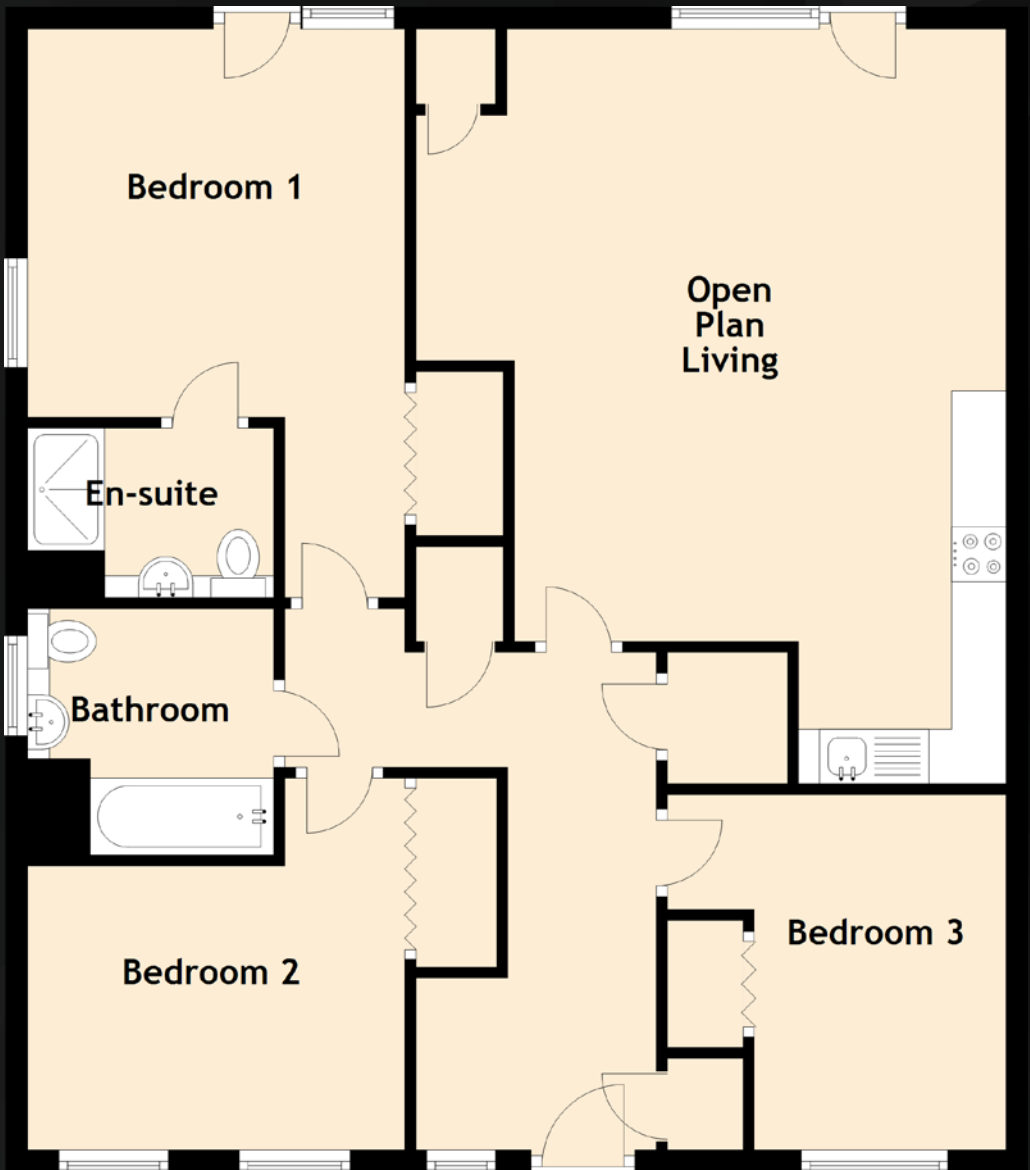
THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.90m (22'8") x 4.50m (14'9")
Bedroom 1	5.20m (17'1") x 3.45m (11'4")
Bedroom 2	3.55m (11'8") x 3.45m (11'4")
Bedroom 3	3.25m (10'8") x 3.10m (10'2")
Bathroom	2.25m (7'5") x 2.25m (7'5")
En-suite	2.25m (7'5") x 1.45m (4'9")

Gross internal floor area (m²): 89m²
EPC Rating: B





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