

Flat 31,2 North Pilrig Heights

BONNINGTON, EDINBURGH, EH6 5FE



Well-presented two-bedroom top-floor flat with outstanding city views, within a modern development



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Forming part of a modern, well-maintained development in the desirable Bonnington area, just a short walk from Edinburgh's city centre, this bright and spacious two-bedroom top-floor flat enjoys outstanding views across the city and offers well-proportioned accommodation presented in neutral décor throughout.

THE LIVING ROOM



The property comprises a welcoming entrance hallway leading to a generous living room which benefits from elevated outlooks and an abundance of natural light. A separate kitchen provides ample storage and workspace, making it both practical and well-suited to everyday living.

THE KITCHEN





There are two generously sized double bedrooms, with the principal bedroom further benefiting from an en-suite shower room. A well-appointed family bathroom completes the accommodation.

THE BATHROOM



BEDROOM 1



the principal bedroom further benefiting from an en-suite shower room



BEDROOM 2



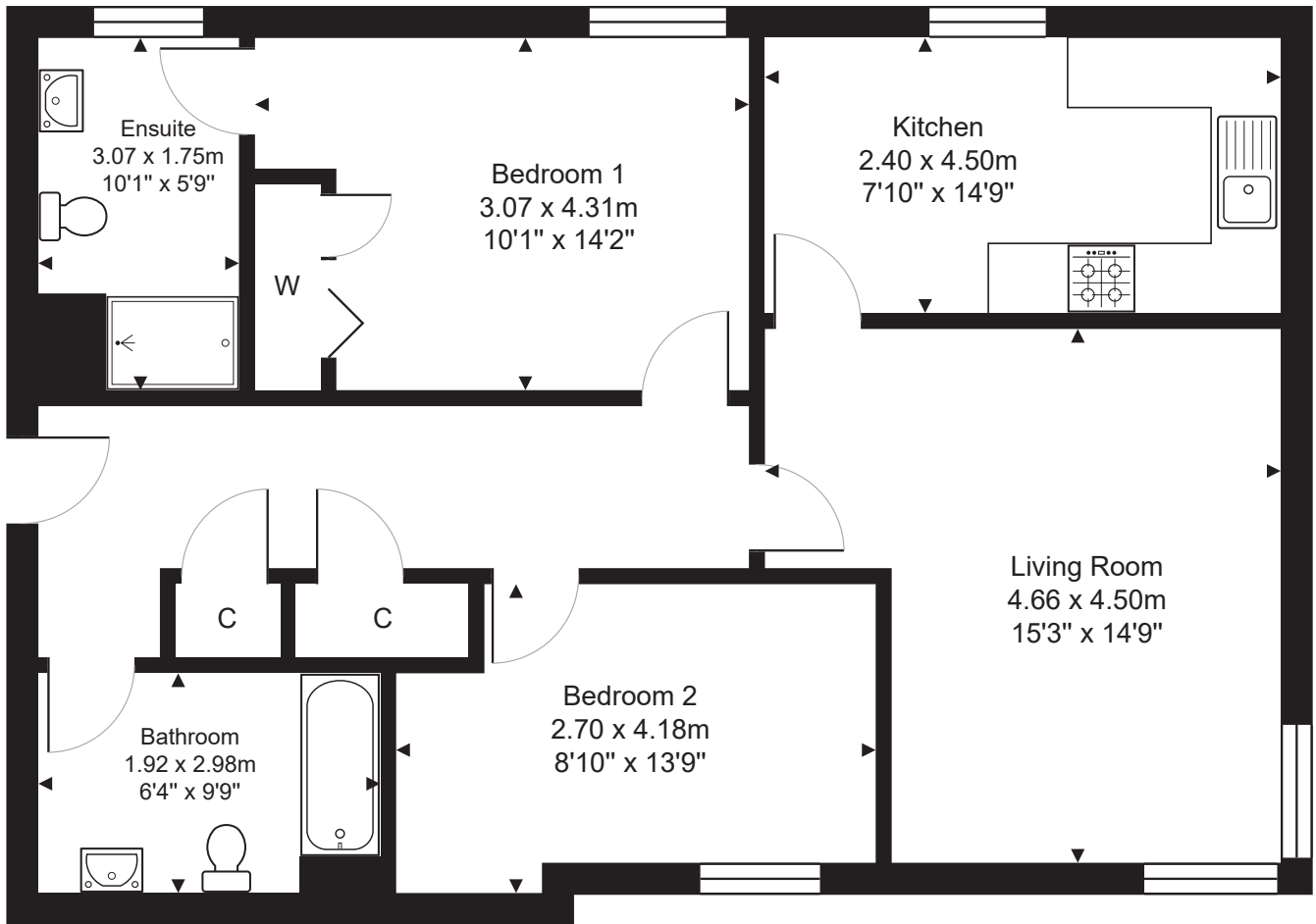
The property is presented in move-in condition and further benefits from a secure entry system, well-maintained communal areas, and non-allocated secure residents' parking.

Situated in the sought-after Bonnington area, the property is ideally positioned for easy access to the city centre, with a range of local amenities, cafes, restaurants and excellent transport links all within easy reach. Furniture is included in the sale.

EXTERNALS & VIEWS

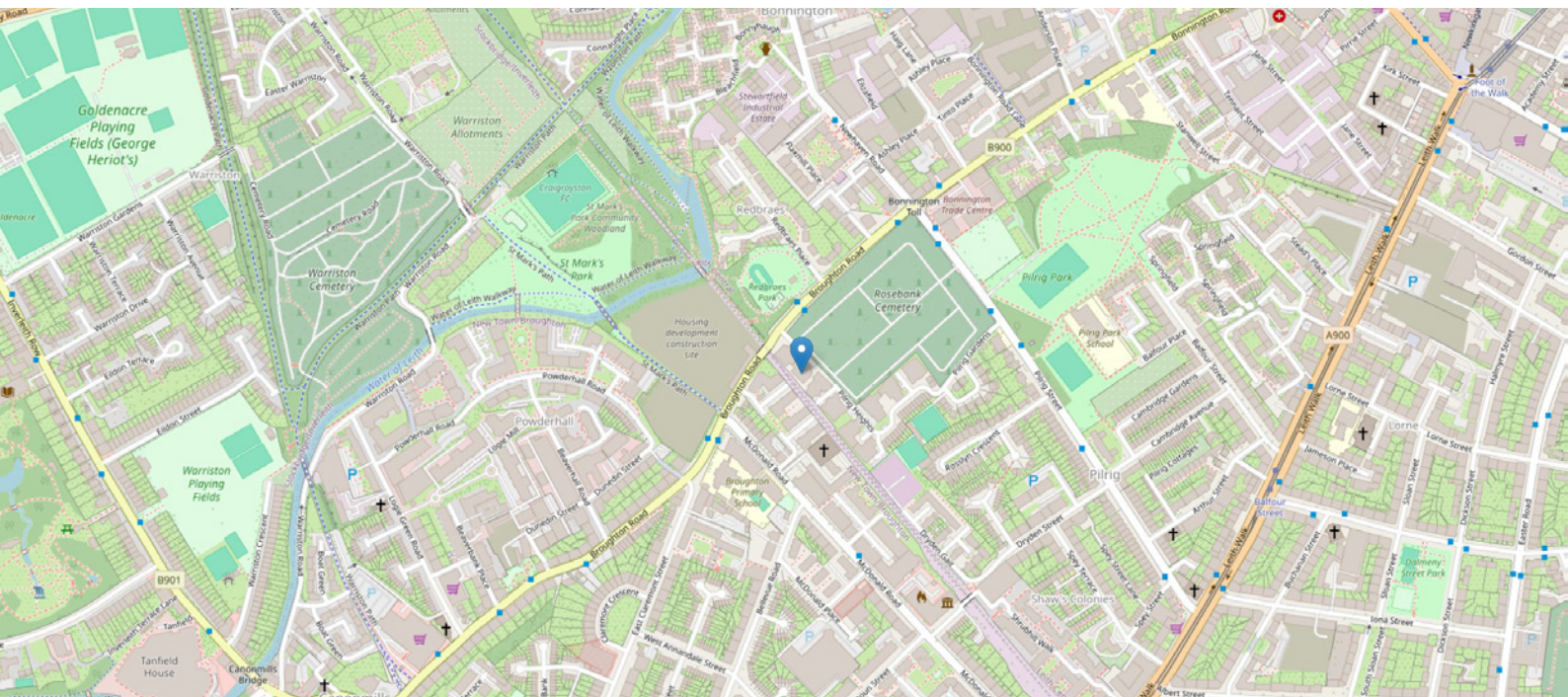


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: B



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



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

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