

12/15 Redbraes Grove

EDINBURGH, EH7 4LJ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0131 524 9797



www.mcewanfraserlegal.co.uk



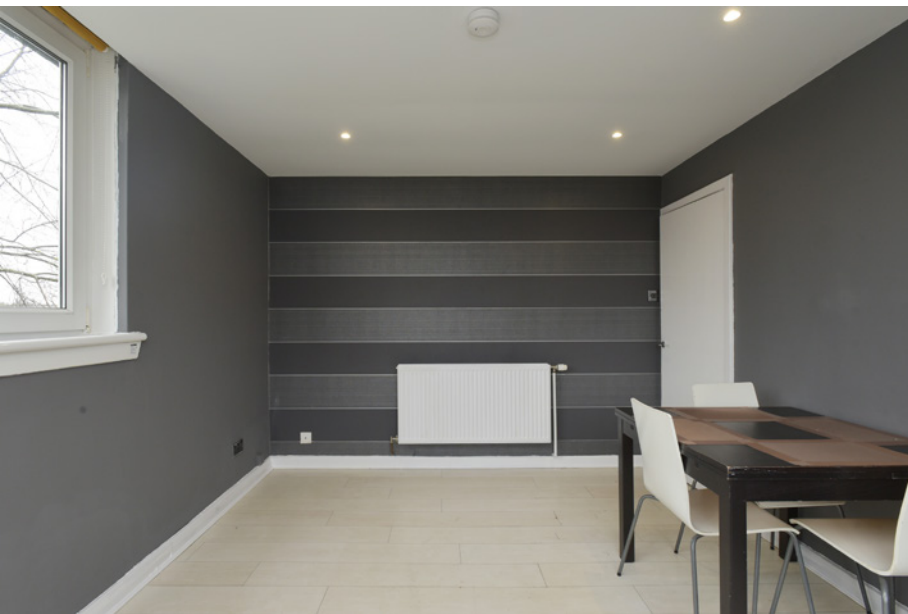
info@mcewanfraserlegal.co.uk

One-bedroom property located within the central location of Bonnington in Edinburgh, walk-in condition with free on-street parking



Mcewan Fraser Legal is delighted to present this one-bedroom flat on the fourth floor in the highly desirable central location of Bonnington. 12/15 Redbraes Grove is a bright and spacious property, presented to the market in walk-in condition. Tucked away in an established residential estate, just off Broughton Road in a quiet cul-de-sac location, Redbraes boast its own park and peaceful community garden - a hidden oasis.

THE LIVING ROOM



The front door opens into a welcoming hallway where crisp grey décor provides a blank canvas. Directly ahead, is the generous living room which is presented again in a crisp grey décor and is flooded with natural light from large twin windows overlooking the garden and water of Leith. The space allows for a number of room configurations and offers space for a dining table.

THE KITCHEN



Approached from the lounge is the well-appointed kitchen, where white cabinets are fitted in an L-shape layout, providing excellent storage and work surface space.





The flat boasts a double bedroom with two built-in storage cupboards. Completing the accommodation is the three-piece bathroom, with shower over bath, pedestal basin, and WC.

THE BATHROOM

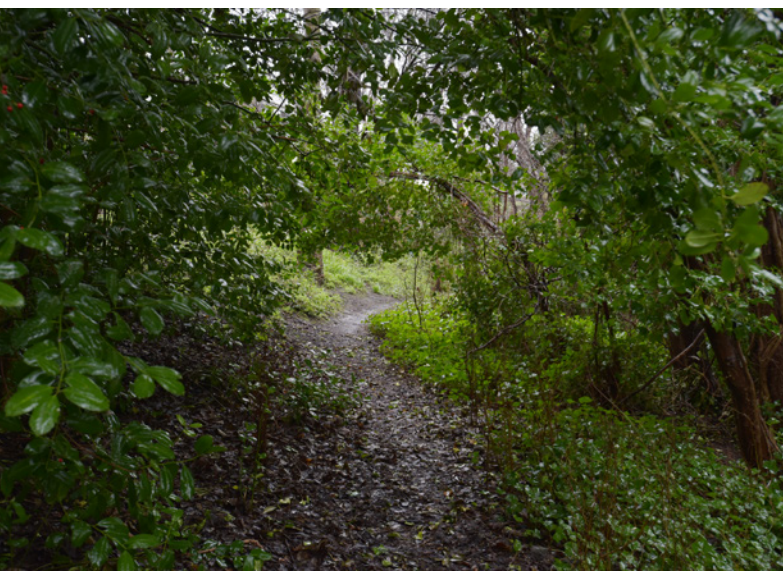


THE BEDROOM

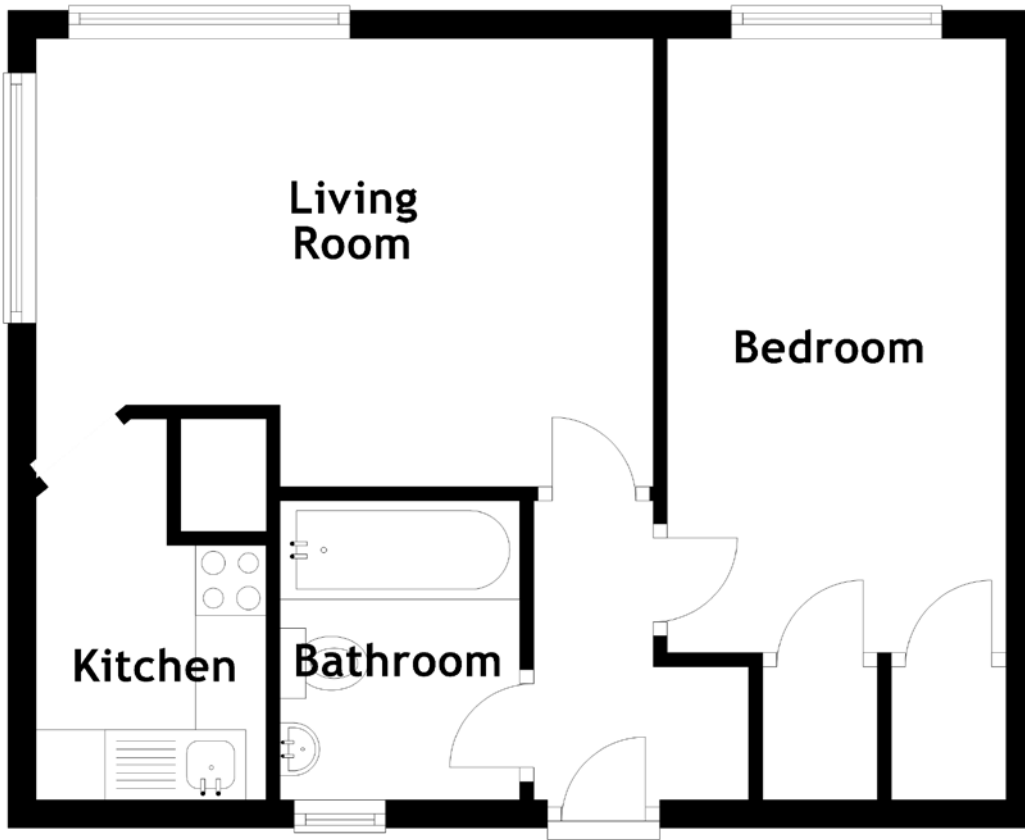


The flat further benefits from a gas-fired boiler with gas central heating, and double glazing and externally, there is a communal garden ground to the rear. Free on-street parking is also available at the front of the property and surrounding areas.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



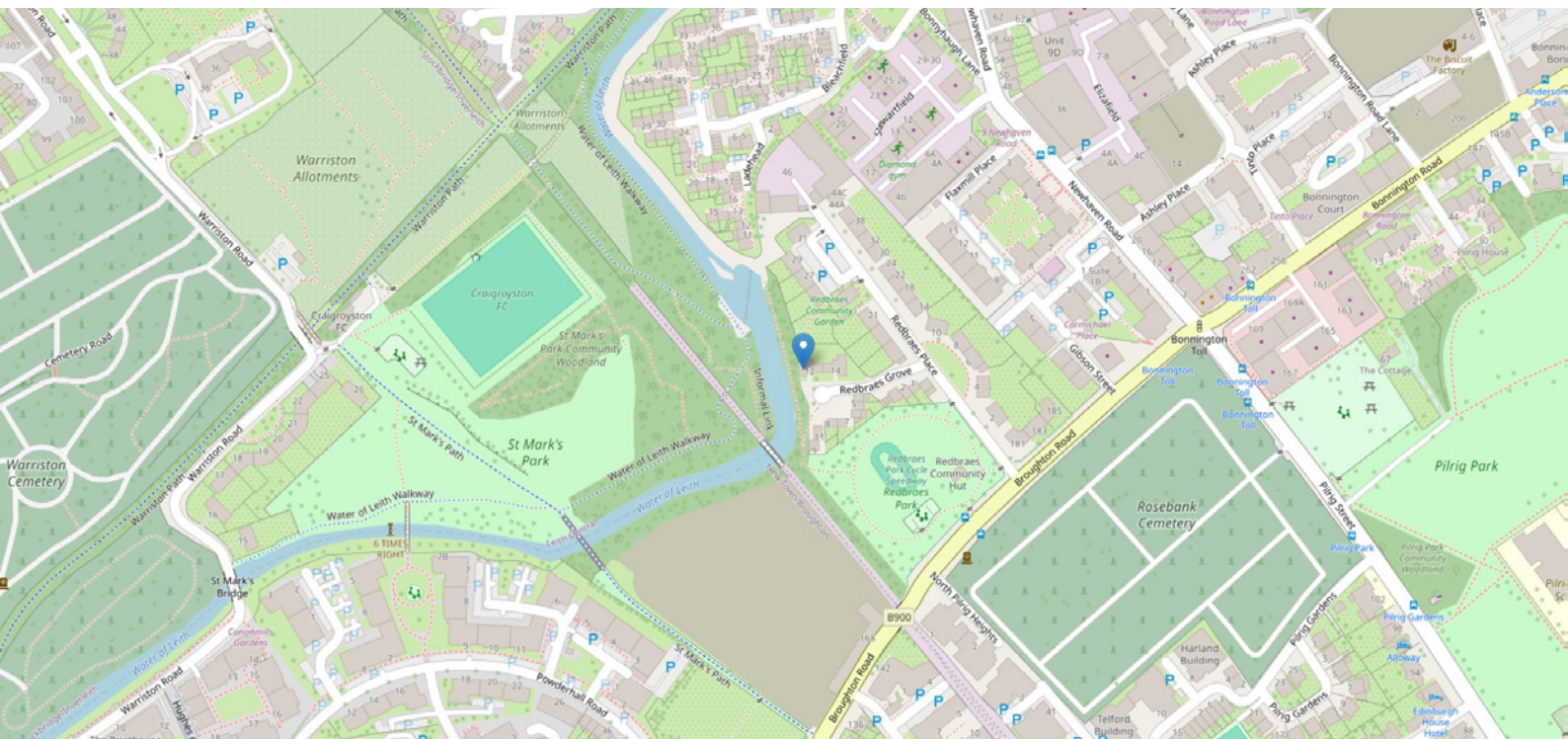
Approximate Dimensions
(Taken from the widest point)

Living Room 4.39m (14'5") x 3.19m (10'6")
 Kitchen 2.71m (8'11") x 1.55m (5'1")
 Bedroom 4.37m (14'4") x 2.41m (7'11")

Bathroom 2.13m (7') x 1.71m (5'7")

Gross internal floor area (m²): 37m²
 EPC Rating: D

Buyer's Premium Value: £2800.00



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
TYLA STRAND CODONA
Surveyor



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.