

26/3 Ashley Place

BONNINGTON, EDINBURGH, EH6 5GB



*Beautifully Presented Two Bedroom Flat In
the Heart of Edinburgh's Bonnington*



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McEwan Fraser Legal is delighted to present this two-bedroom first-floor flat to the market in excellent condition and still benefitting from NHBC.

THE KITCHEN /LIVING ROOM



- Spacious living room which accommodates various possible configurations of the furniture. This room really benefits from being on the corner of the building as it has large windows on two sides of the building which are south-facing.
- Fully equipped kitchen which is situated in the open plan living room and comes with integrated appliances including induction hob, fan oven, fridge freezer and dishwasher.





- The property has two double bedrooms one of which has a master en-suite and built-in wardrobes. Both bedrooms also benefit from a Juliet balcony.
- There are two bathrooms, the master en suite is a three-piece shower room and then the family bathroom is a modern three-piece suite which is finished beautifully.
- The flat has a large hall cupboard which also covers the washing machine, keeping the washing out of the living space.

THE BATHROOM



BEDROOM 1



BEDROOM 2

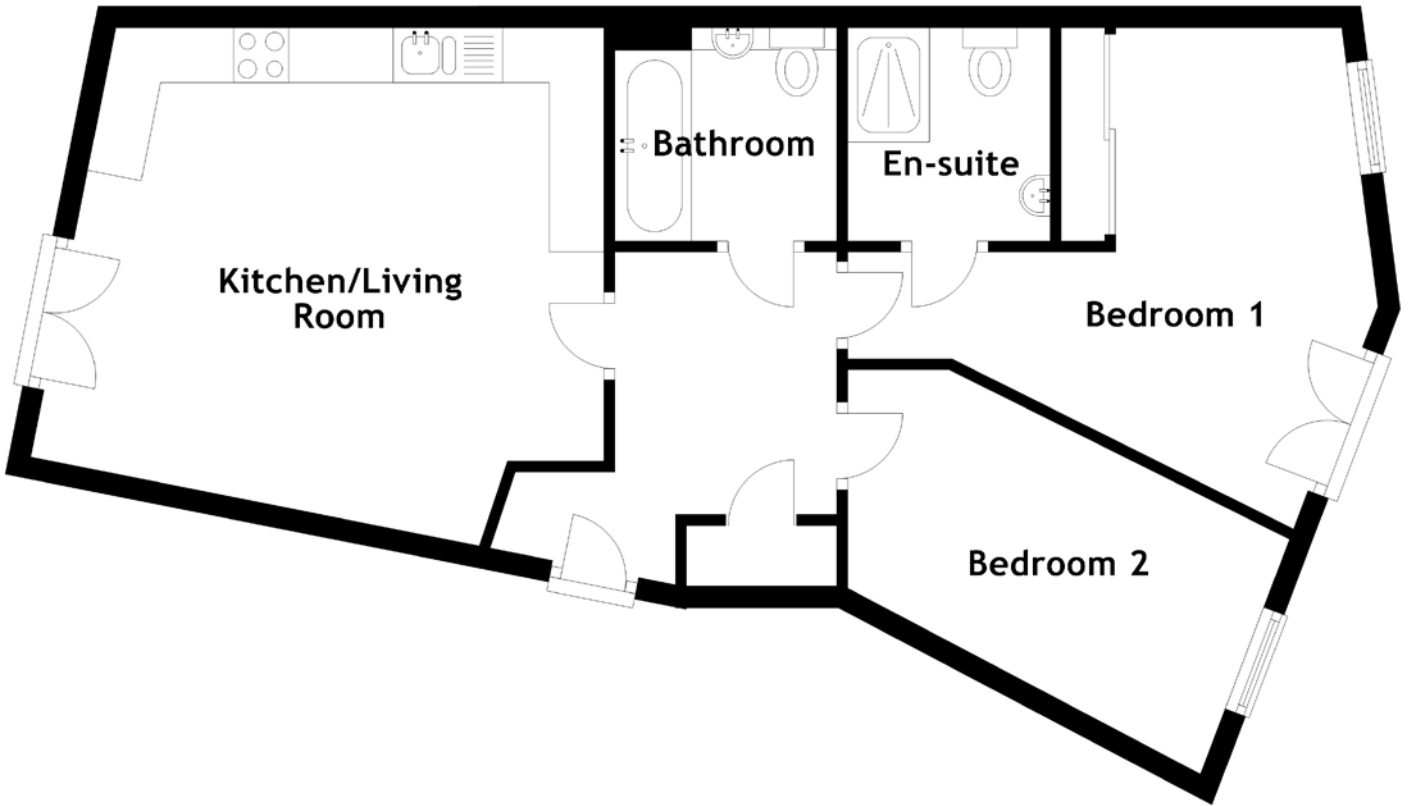


In addition, the property includes free on-street residents parking, and gas central heating and is a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

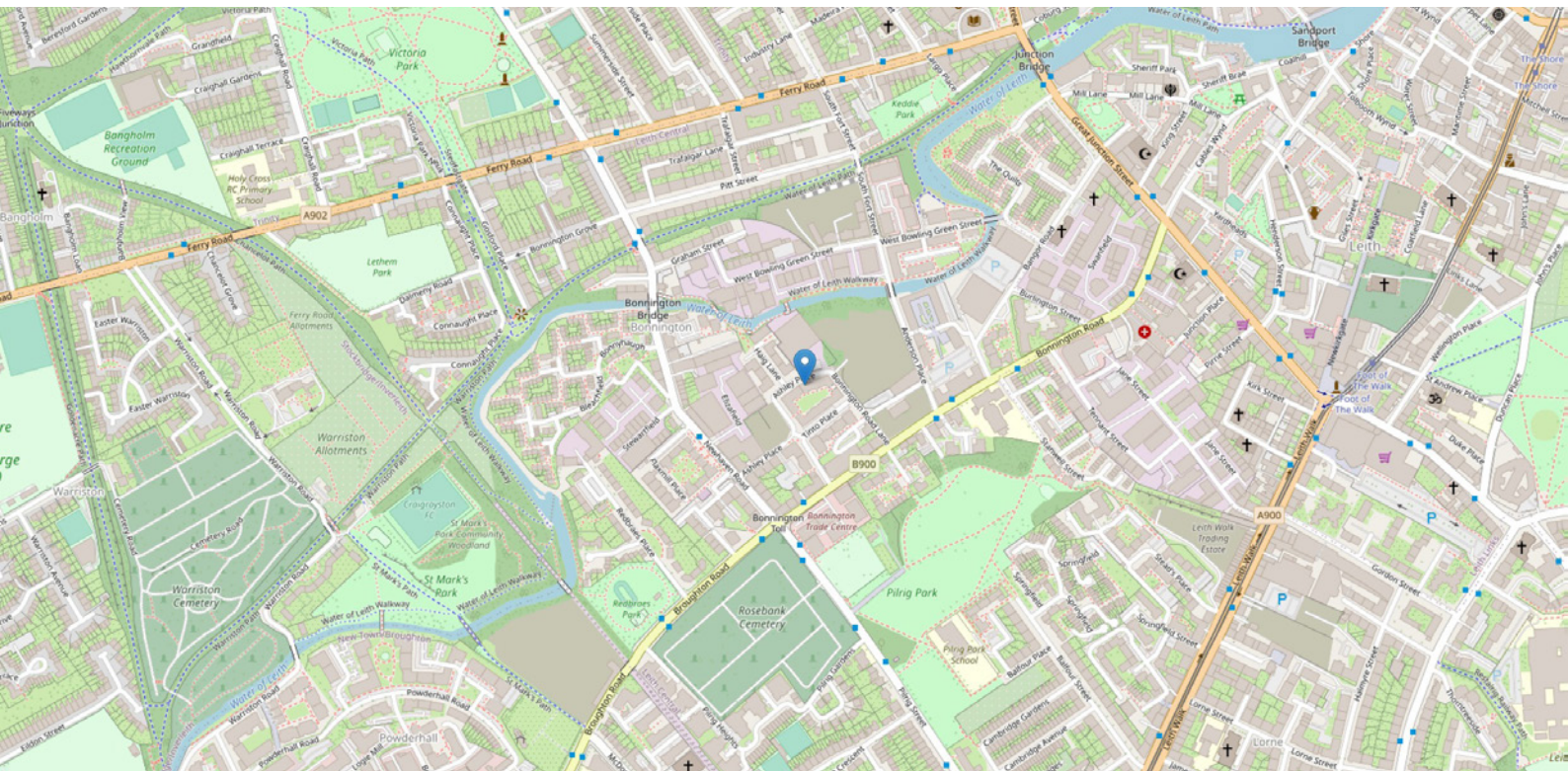


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.01m (16'5") x 3.96m (13')
 Bathroom 2.03m (6'8") x 1.95m (6'5")
 Bedroom 1 4.96m (16'3") x 4.60m (15'1")

En-suite 1.95m (6'5") x 1.85m (6'1")
 Bedroom 2 3.97m (13') x 2.30m (7'6")

Gross internal floor area (m²): 66m²
 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 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 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.



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