



*THREE-BEDROOM MID-TERRACED HOUSE
IN THE POPULAR AND WELL-CONNECTED
AREA OF EDINBURGH*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom mid-terraced house in the popular and well-connected area of Edinburgh. The property is in walk-in condition, offering bright and versatile living spaces, perfect for modern family life.

Inside, the property comprises:

- A modern, fully equipped kitchen accessed off the open-plan living/dining room.
- A spacious living/dining room flooded with natural light from the back garden.
- Three bedrooms upstairs, each providing excellent flexibility for family living or home office use.
- A modern three-piece bathroom with a shower over the bath.
- Ample storage throughout the ground floor to help maintain a clutter-free home.

The location is ideal, offering easy access to local amenities, transport links, and schools, making it an excellent choice for families or professionals. This is a rare opportunity to acquire a beautiful home in a sought-after Edinburgh location. Early viewing is highly recommended!







Bedroom 1





Bedroom 2



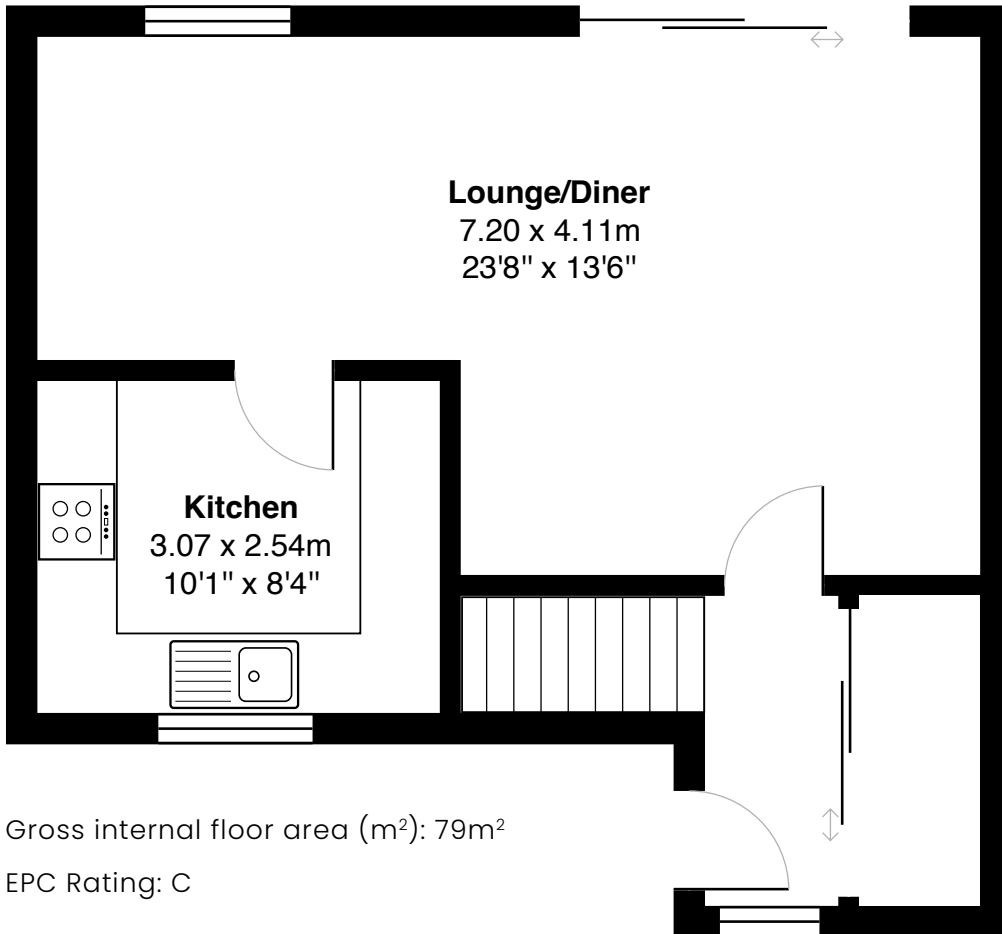
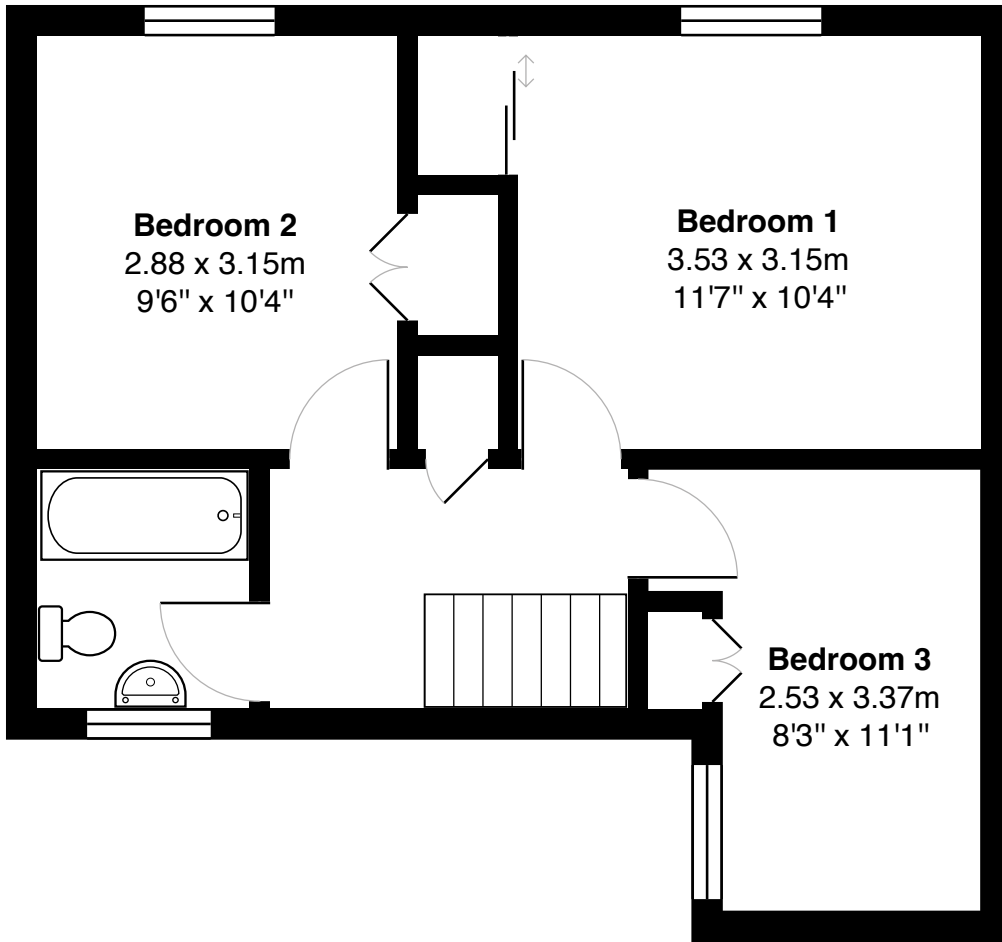


Bedroom 3









Gross internal floor area (m²): 79m²

EPC Rating: C

In addition to this, the property includes a private, low-maintenance south facing rear garden, perfect for outdoor entertaining. And there is a communal garden area to the rear of the property.



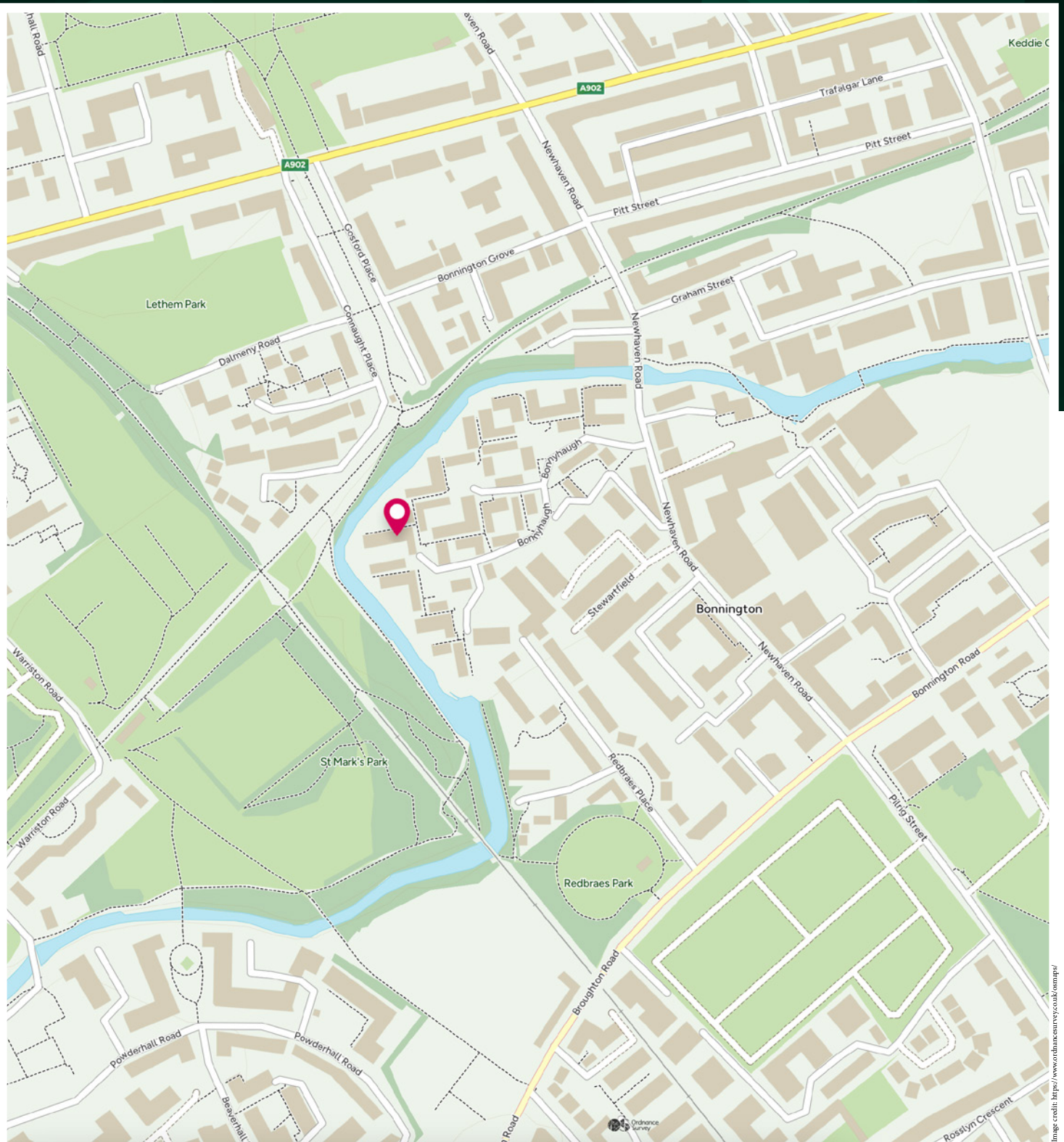


The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas 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. 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.