



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**1F1, 8 Mulberry Place**

NEWHAVEN ROAD, BONNINGTON, EDINBURGH, EH6 4BT

# 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 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 developments. 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.



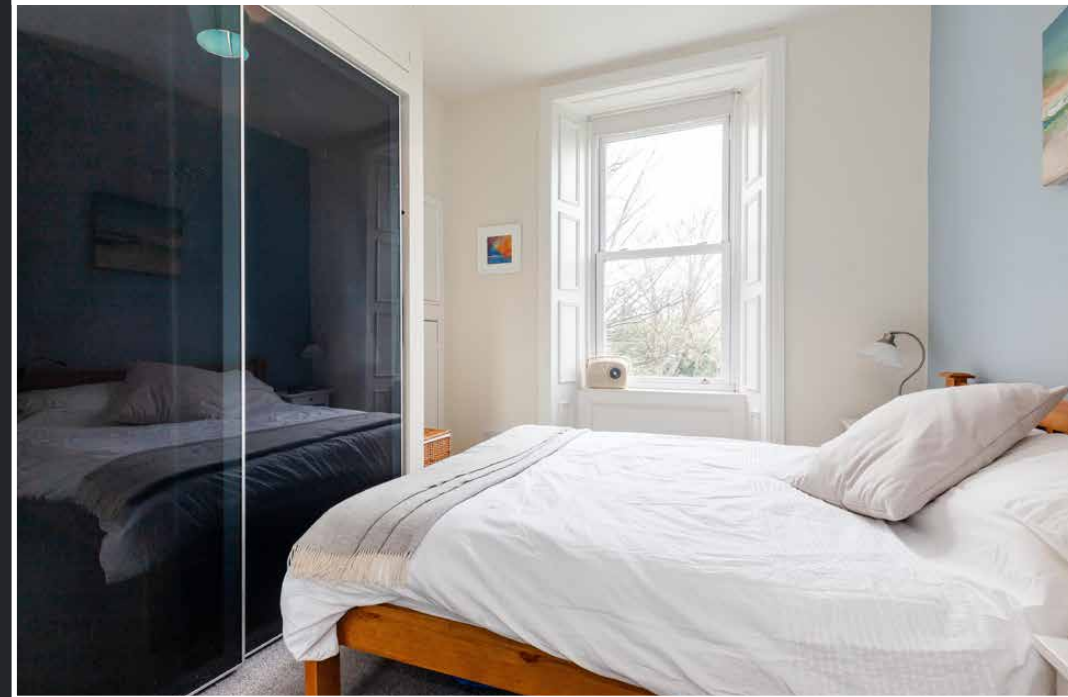
# THE PROPERTY

An excellent opportunity has arisen to acquire this spacious two bedroom first floor flat, well located within the highly desirable Newhaven area of Edinburgh.

Internally this accommodate is in excellent decorative order, briefly comprising; entrance hallway with a cloak cupboard, a bright and spacious dual aspect sitting room. A bay window providing a great deal of natural light and an Edinburgh press cupboard and an open plan kitchen/diner. There are also two double bedrooms, one of which has a storage cupboard which also houses the boiler whilst provide plenty of space for various furniture arrangements. To complete the accommodation there is a fully tiled bathroom with an overhead shower.

This property also benefits from; secure door entry system, real wood flooring, high ceilings, gas central heating, full double glazing, a communal garden to the rear of the property, accessed via the stairway and more than adequate unrestricted on-street parking to accommodate for both residents and visitors alike. Viewing of this property is highly recommended.



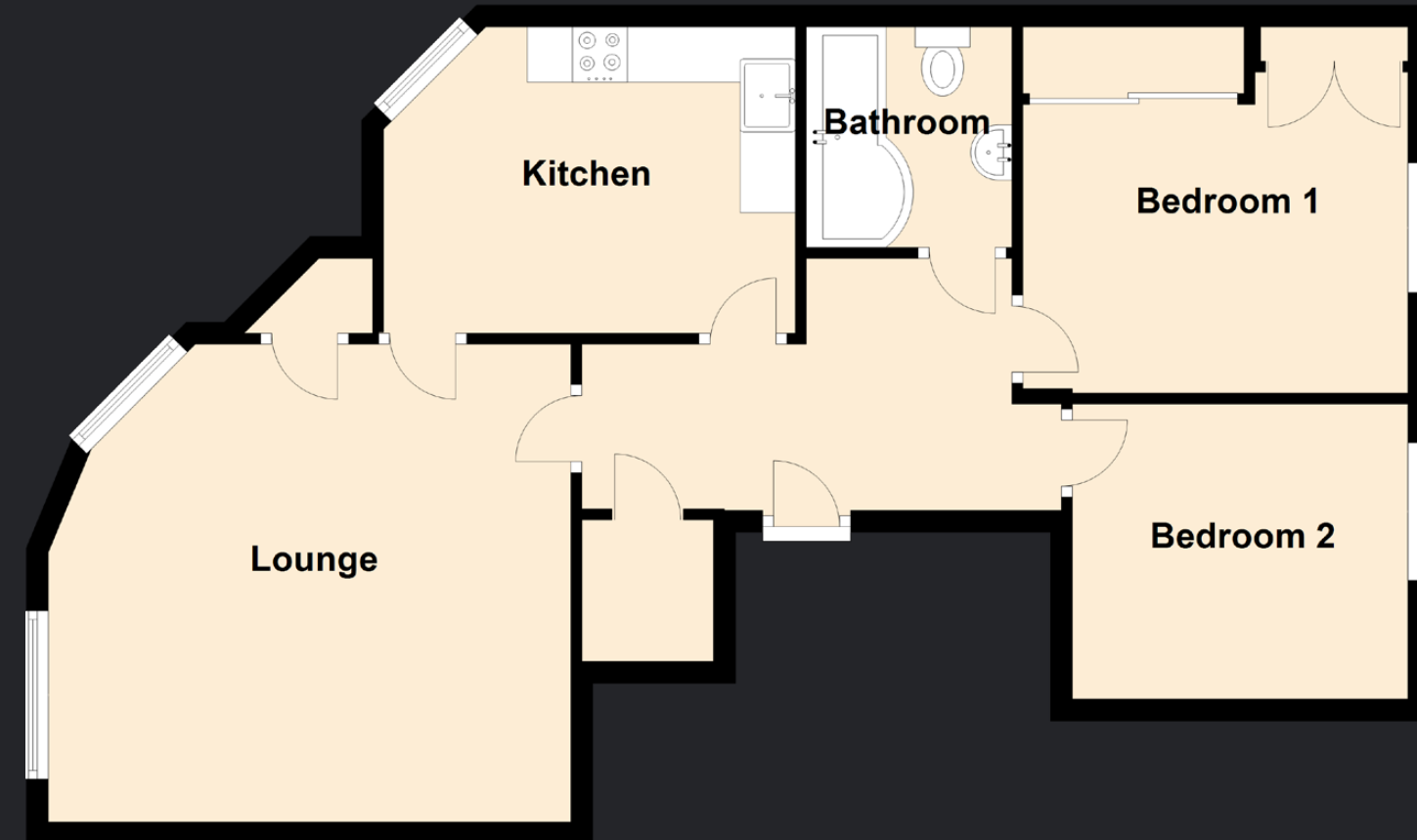


# THE DETAILS

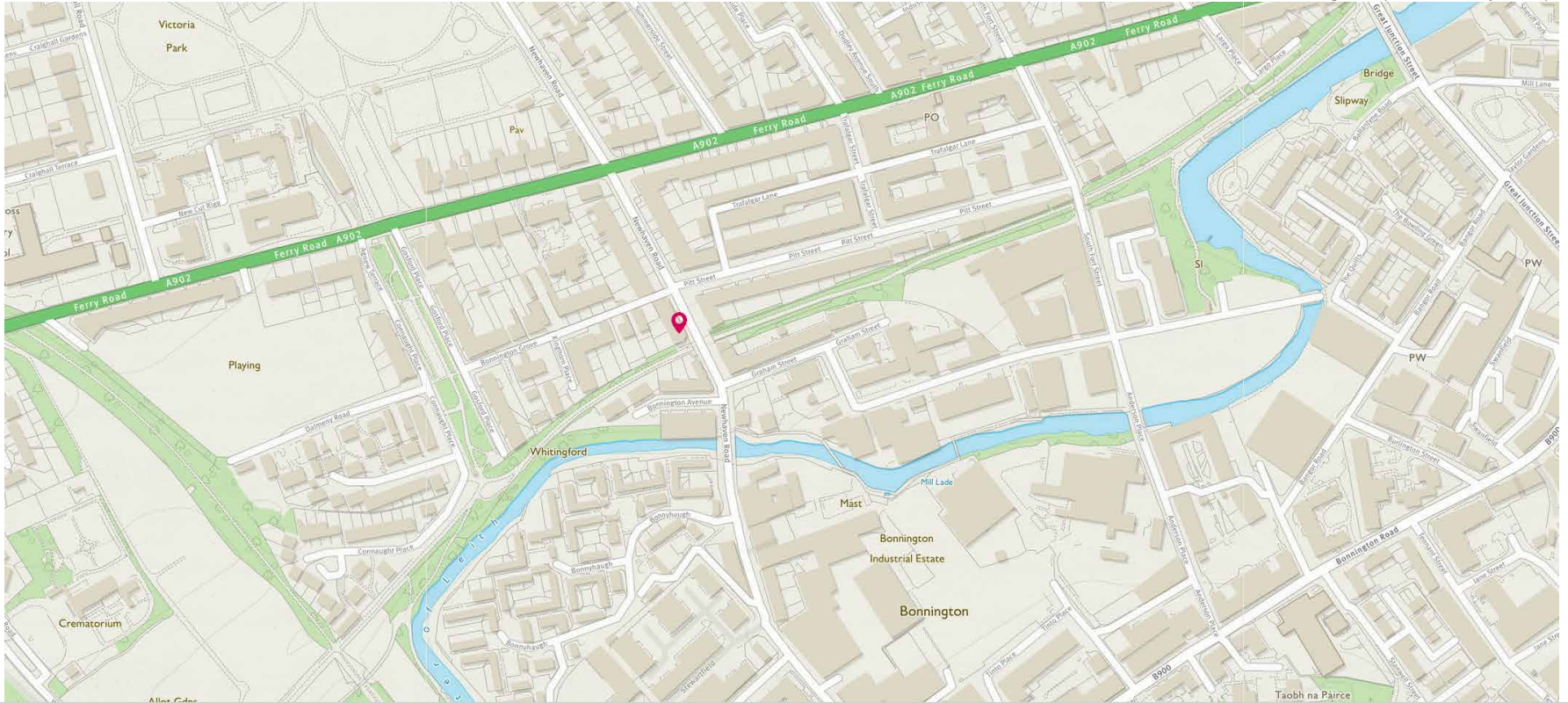
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.34m (14'3")
Kitchen	3.74m (12'3") x 2.78m (9'1")
Bedroom 1	3.25m (10'8") x 3.03m (9'11")
Bedroom 2	3.05m (10') x 2.63m (8'8")
Bathroom	2.00m (6'7") x 1.87m (6'2")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C



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**LEISURE FACILITIES**
-   
**LOCAL AMENITIES**
-   
**BUS LINKS**
-   
**PLACES TO EAT**



# McEwan Fraser Legal

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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**BEN STEWART CLARK**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer