

25/3 Redbraes Place

BONNINGTON, EDINBURGH, EH7 4LH



Two Bedroom, First-Floor Flat With A Secluded Private Rear Garden In A Perfect Location



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McEwan Fraser Legal is delighted to present this two-bedroom, first-floor apartment in a highly desirable location. 25/3 Redbraes Place offers a bright and spacious two-bedroom flat in the popular area of Bonnington. 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 LOUNGE/DINER



The front door opens into a welcoming hallway with a storage cupboard, where crisp a grey décor and laminate flooring provide a blank canvas. Directly ahead, is the generous lounge with log-burner which is presented in neutral tones and is flooded with light from large twin windows overlooking the garden to the front. The space allows for a number of room configurations arranged around a feature fireplace, and offers space for a dining table.

THE KITCHEN



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





The flat boasts two generous double bedrooms, lying to the front and rear respectively. Completing the accommodation is the three-piece bathroom, with shower over bath, pedestal basin, and WC.

THE BATHROOM



BEDROOM 1



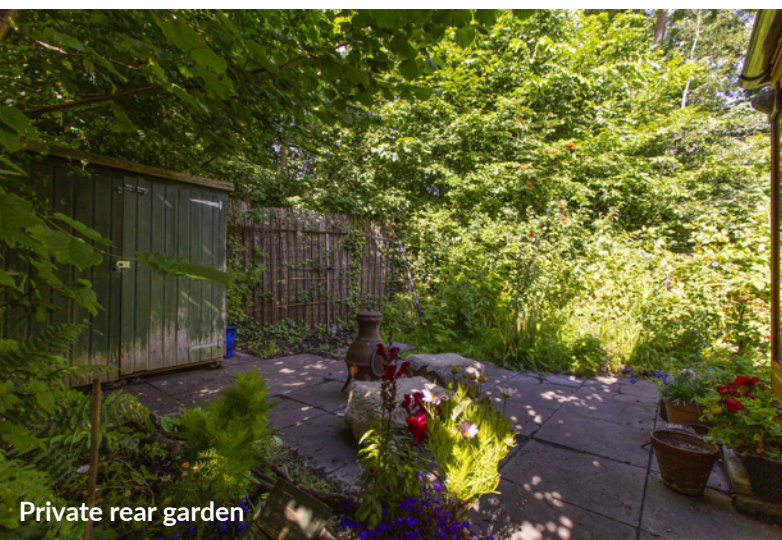
BEDROOM 2



The flat further benefits from a combi-boiler with gas central heating, a log burner, double glazing and externally, there is a secluded private rear garden screened by high hedges that is bordered by a peaceful community garden and a shared drying green. Included in the sale is the private rear garden which is very hard to come by in the city. Free on street parking is also available to the front of the property as well as on-street secure cycle parking.

Some properties really do tick every box, this is one of them.

EXTERNALS





Shared drying green



Shared drying green



Community Garden

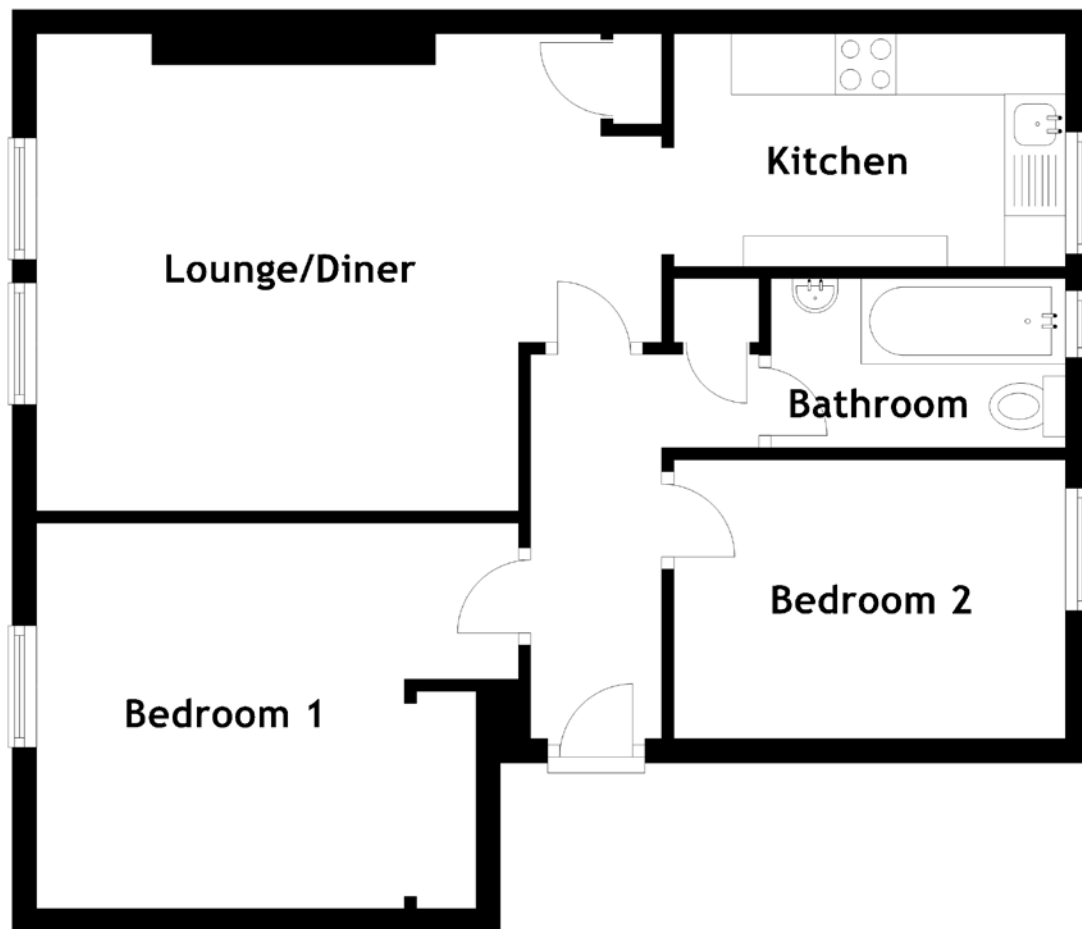


Community Garden



Community Garden

FLOOR PLAN, DIMENSIONS & MAP

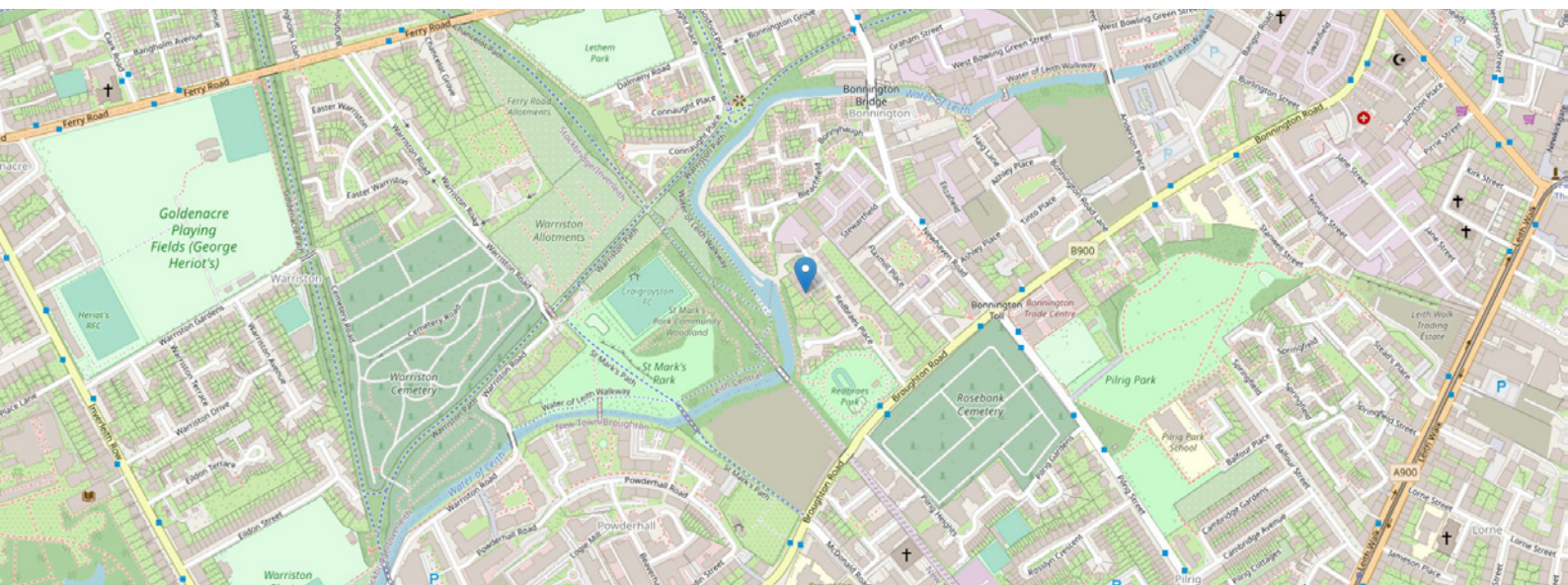


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.14m (16'10") x 3.92m (12'10")
Kitchen	3.22m (10'7") x 1.91m (6'3")
Bathroom	2.42m (7'11") x 1.39m (4'7")
Bedroom 1	3.96m (13') x 3.17m (10'5")
Bedroom 2	3.21m (10'6") x 2.29m (7'6")

Gross internal floor area (m²): 56m²
EPC Rating: C

Extras: All white goods included, wooden shelving may be available by separate negotiation.



THE LOCATION

Bonnington lies approximately one and a half miles from the city centre and has quick and easy access to a good variety of local shops and facilities on nearby Leith Walk, as well as a Tesco supermarket at Canonmills. The Ocean Terminal shopping centre boasts a number of high street names as well as a multi-screen cinema, gym and various eateries. The property is within easy access to Water of Leith walkway offering lovely walks and it is right on the off-road cycle network.





The popular Shore district is within walking distance and provides a variety of cosmopolitan bars and restaurants. Pilrig Park, the Botanic Gardens and the Water of Leith are close by providing walking and cycling paths as well as a peaceful place to relax. Education offers an excellent selection of nurseries, primary and secondary schools in the area. The heart of the financial and commercial sectors can be reached on foot, by car or by the good regular bus services running from the area. For the commuter, there is easy access to the East Coast, Forth Road Bridge, City Bypass and motorway networks beyond.



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