



*STYLISH & SPACIOUS TENEMENT
LIVING IN THE HEART OF BONNINGTON*



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McEwan Fraser Legal is delighted to present this charming two-bedroom flat in the highly sought-after area of Bonnington. Offered in walk-in condition, this property is an ideal choice for first-time buyers or a lucrative investment opportunity.

Situated on the first floor of a traditional Edinburgh tenement, the flat retains its classic character with hardwood floors and high ceilings. Stepping inside, you'll find the modern kitchen conveniently located adjacent to the entrance. Well-equipped with an integrated oven, gas hob, ample cupboard space, and generous countertops, it provides the perfect setting for any keen chef.

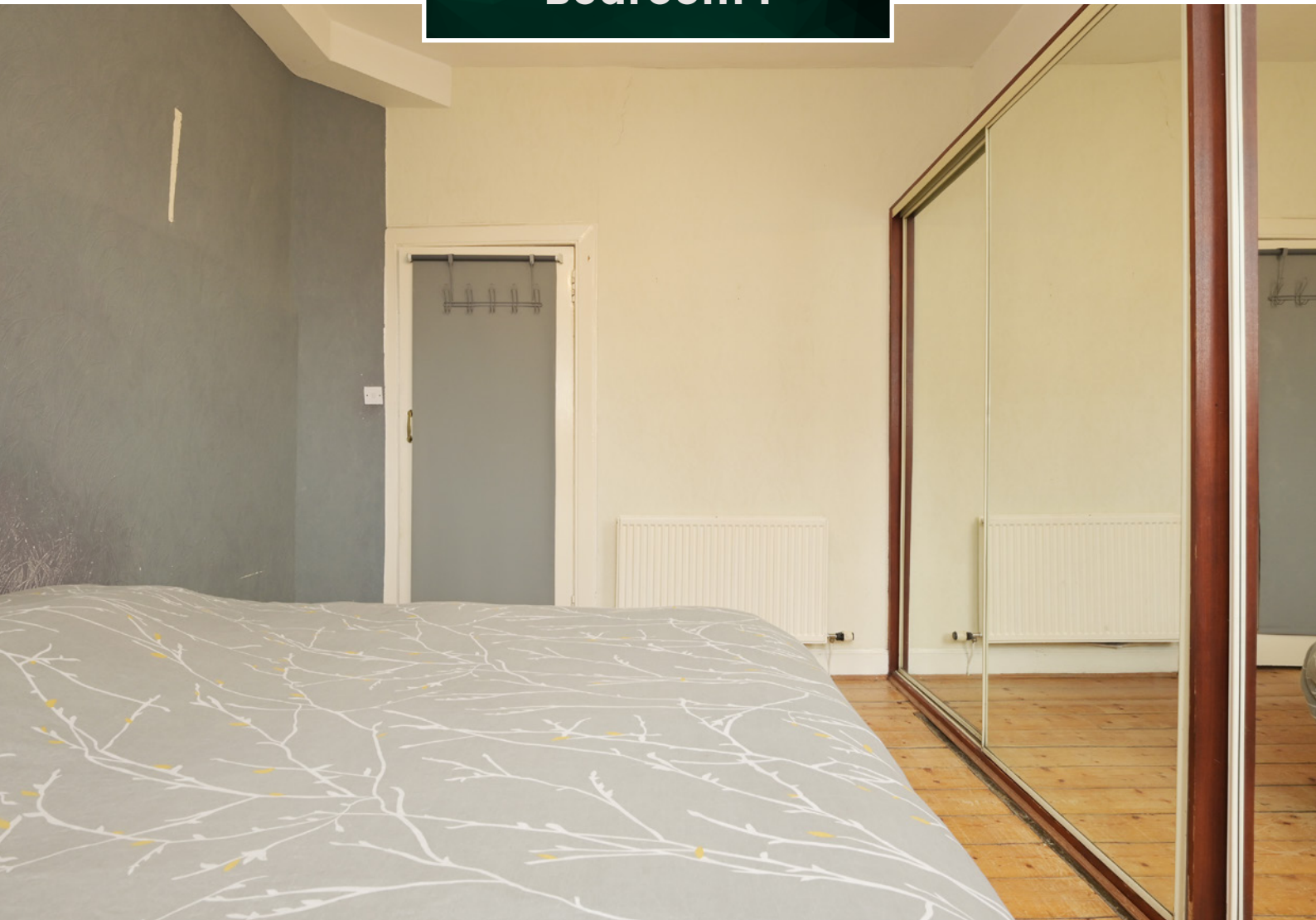
At the end of the hallway, the bright yet cosy lounge offers a welcoming retreat, featuring elegant cornicing and plenty of space for a full living room suite. From here, a door leads to one of the double bedrooms, a well-proportioned space bathed in natural light. On the opposite side of the hallway, the master bedroom boasts ample room for a king-size bed and benefits from integrated wardrobe space, with a large window allowing light to flood in. Completing the accommodation is a stylish, partially tiled three-piece bathroom suite.







Bedroom 1

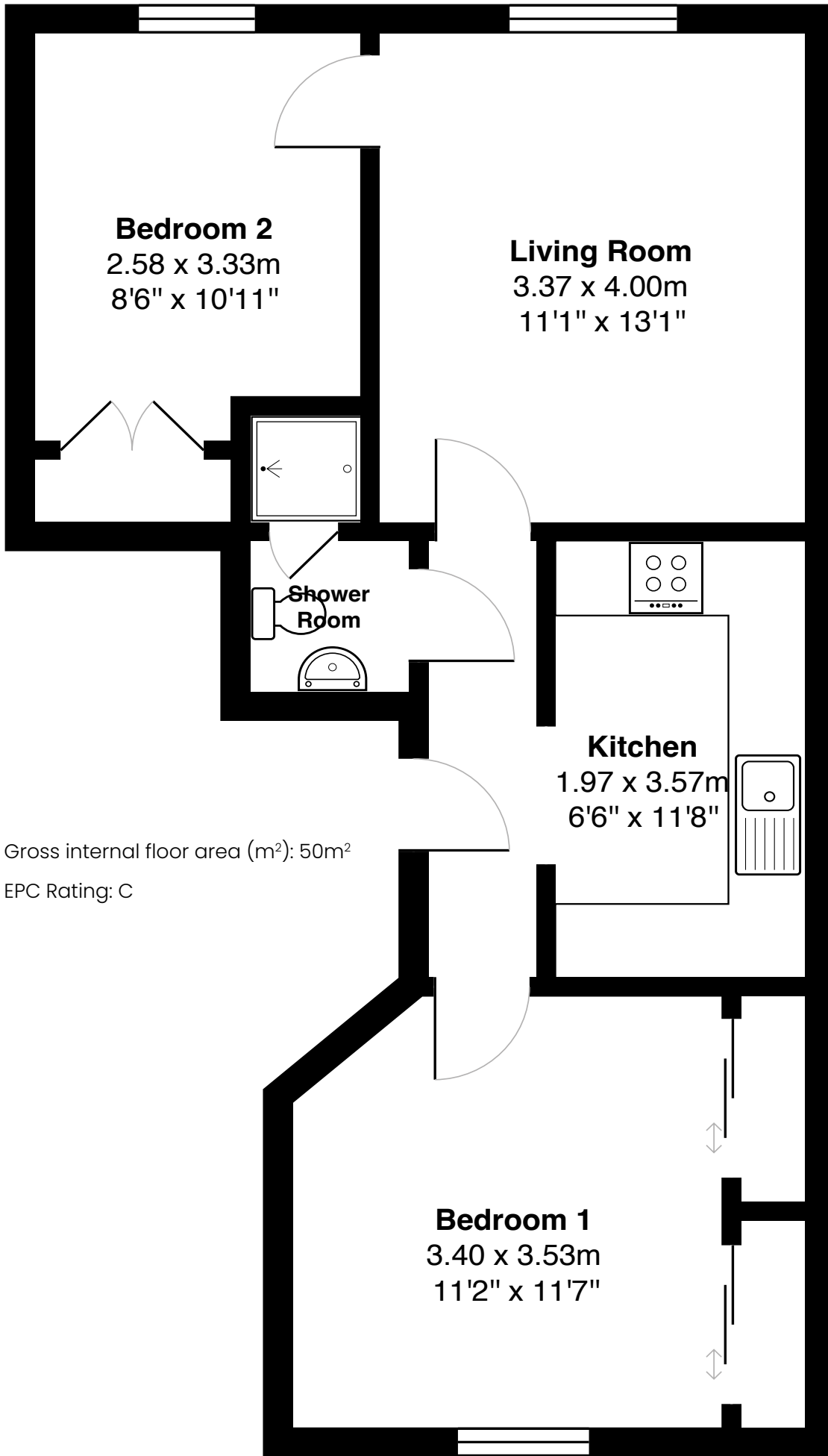




Bedroom 2









Externally, the property offers convenient street parking and access to a communal rear garden. This is a rare opportunity to secure a flat in a fantastic central location.

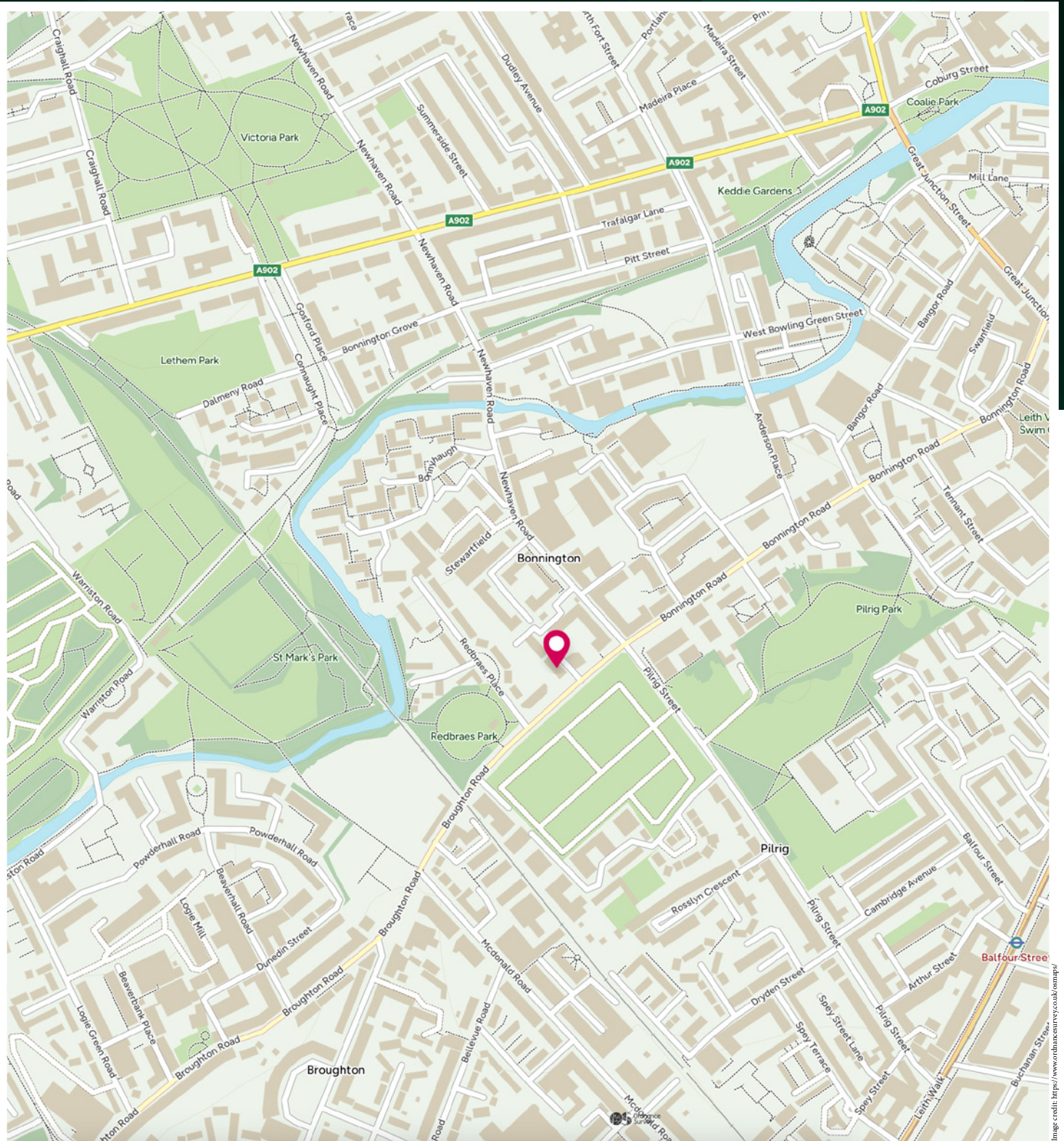




The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas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



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