

3/12 North Pilrig Heights

BONNINGTON, EDINBURGH, EH6 5FF



*BRIGHT AND SPACIOUS TWO BEDROOM FLAT
IN BONNINGTON WITH SECURE PARKING*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in the heart of Edinburgh's sought-after area of Bonnington.

Inside, the property comprises a lounge/dining room which is a very nicely proportioned space, an excellent room for freestanding furniture, offering multiple options for configuration.





There is a fully equipped kitchen which is accessed from the lounge and hallway and is fitted with free-standing appliances, with electric hob and fan oven.





The property boasts a large master en suite and a small double/large single bedroom, both of which are fitted with built-in storage.







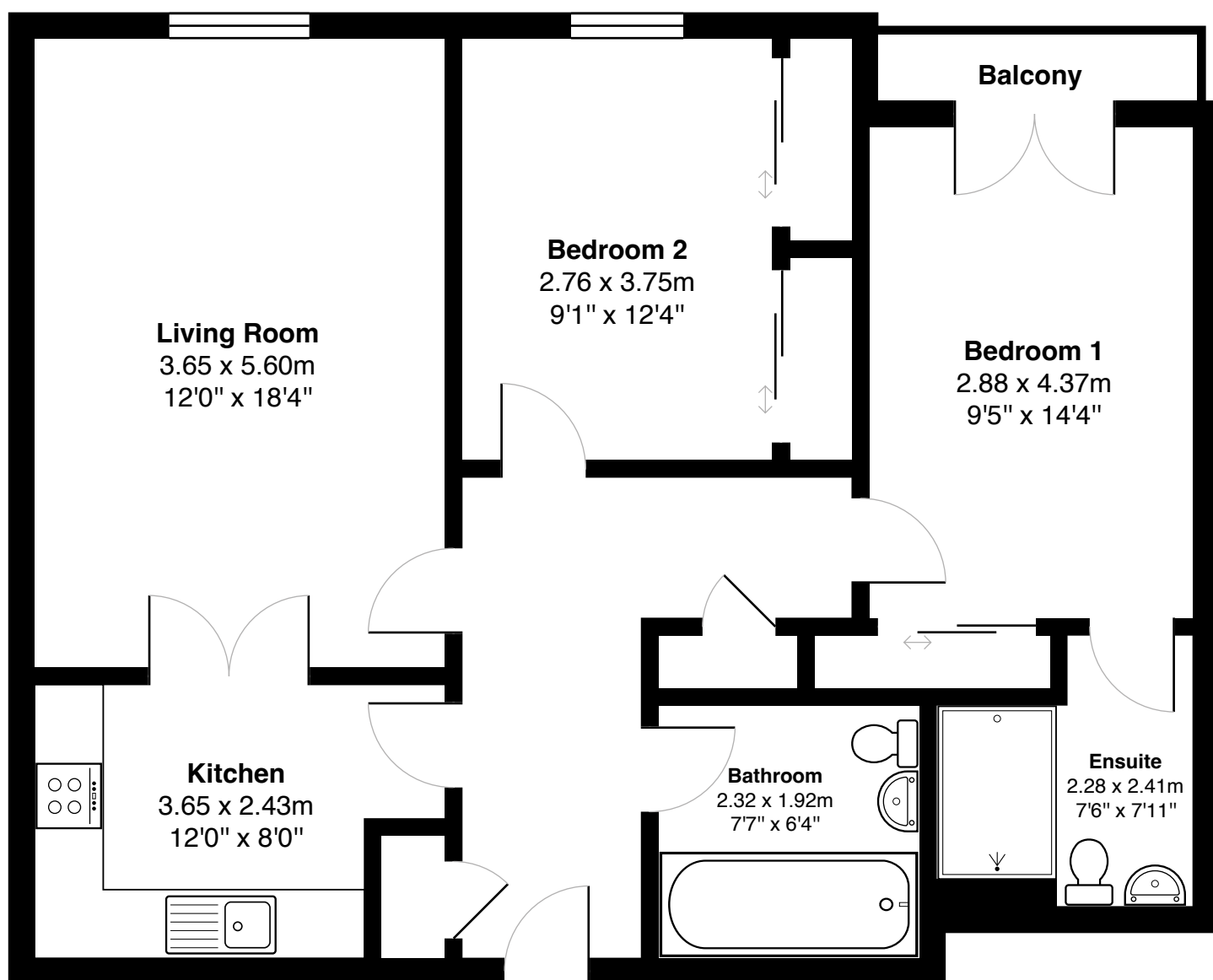
Bedroom 2





There is a main modernised three-piece family bathroom which is fitted with a shower over the bath and is fully tiled, whilst the en-suite is fitted with a shower room with double shower and is modern in its finish.





Gross internal floor area (m²): 75m²

EPC Rating: B



In addition to this, the property includes central heating and modern double glazed windows, making for a cosy and cost-effective home, year-round, whilst also offering secure residents' car parking and access to the development's facilities, which include a gym included in factoring cost.



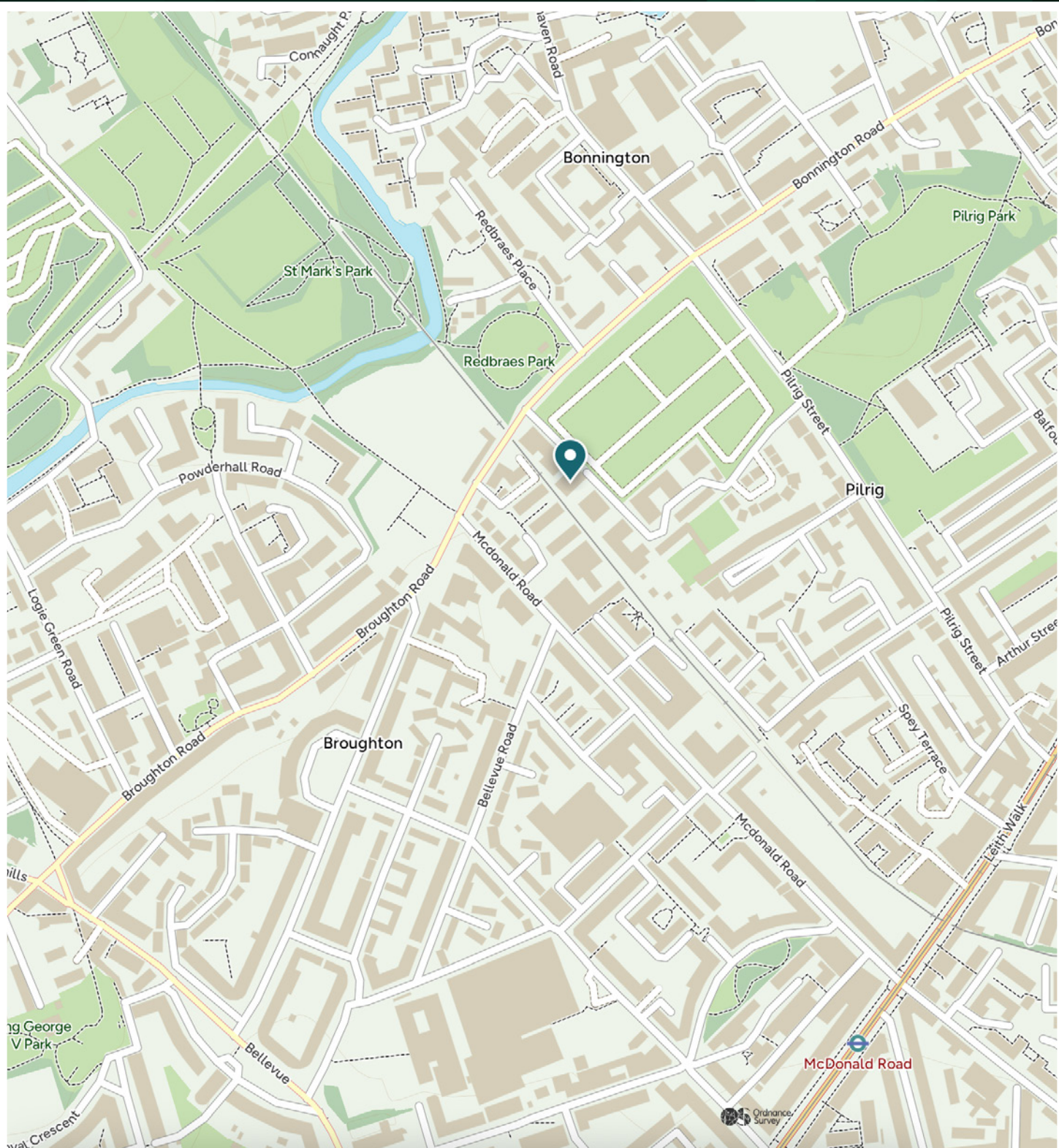


The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas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



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Exchange
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