

Flat 6, 26 Ashley Place

BONNINGTON, EDINBURGH, EH6 5GB



*IMMACULATE 2-BED FLAT IN TRENDY BONNINGTON
– STYLISH, SPACIOUS & MOVE-IN READY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom flat on the second floor offers stylish, move-in-ready accommodation in immaculate condition.

Finished to a high standard throughout, the property boasts a bright and spacious open-plan living and kitchen area, ideal for both relaxing and entertaining. The contemporary kitchen features modern appliances, ample storage, and sleek worktops.







Both double bedrooms are generously sized and benefit from built-in wardrobes, while the pristine bathroom is fitted with a modern three-piece suite and high-quality finishes. The property also enjoys excellent natural light throughout and a neutral décor that enhances the sense of space and cleanliness.





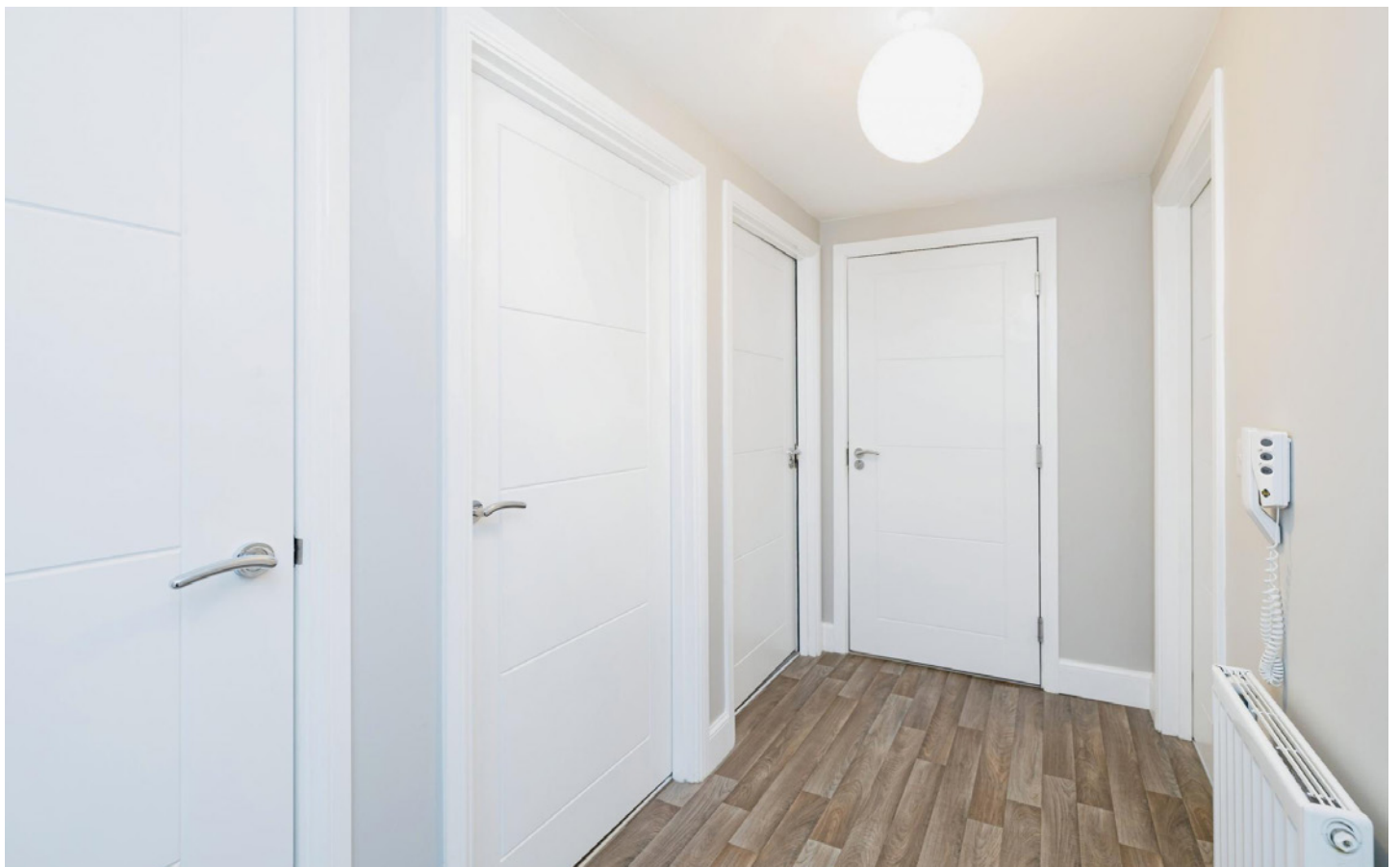


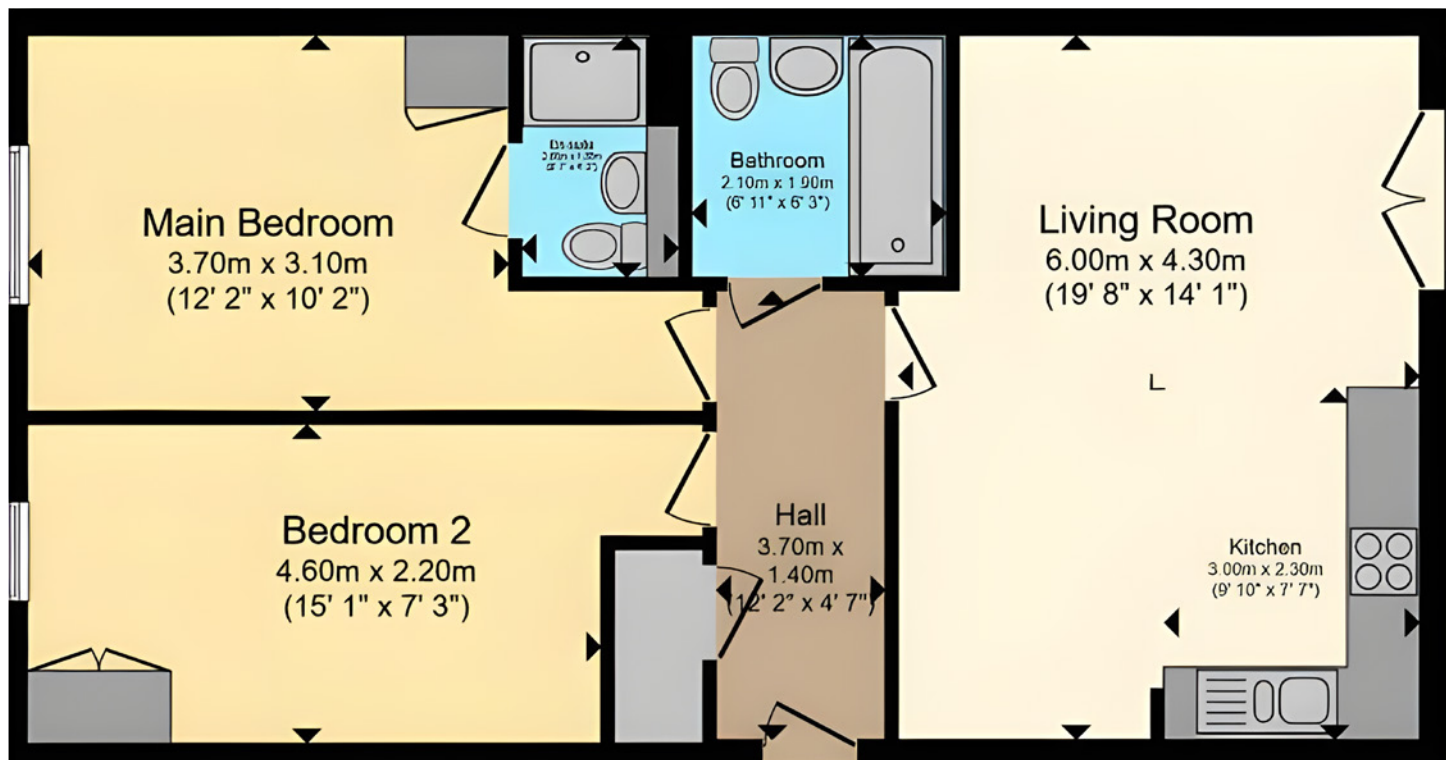
Bedroom 2





Further benefits include secure entry, well-maintained communal areas, and excellent transport links. Ideal for first-time buyers, professionals, or buy-to-let investors, this is a superb opportunity to acquire a turn-key home in a desirable Edinburgh location. Viewing is highly recommended.





Gross internal floor area (m²): 67m²

EPC Rating: B

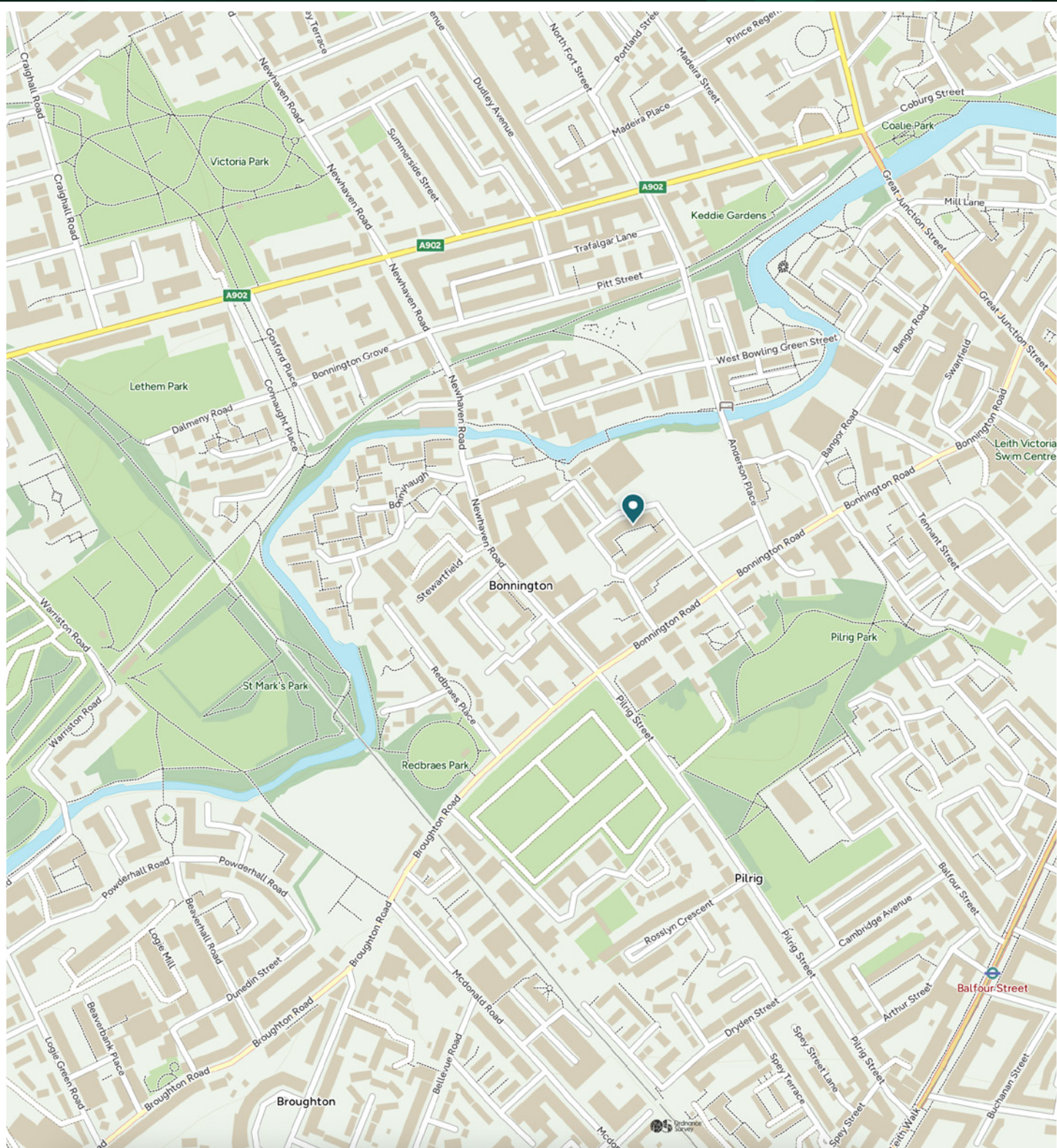
Floor Plan



Bonnington is a vibrant and well-connected neighbourhood with easy access to the city centre, nearby green spaces, and a range of local shops, cafes, and amenities. 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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