




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

5/8 Newhaven Road

BONNINGTON, EDINBURGH, EH6 5PF

AREA DESCRIPTION

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.



Inverleith Park, Royal Botanic Gardens



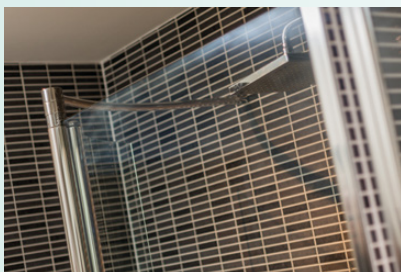
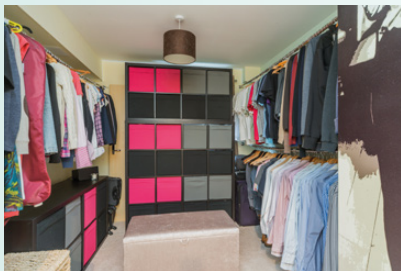
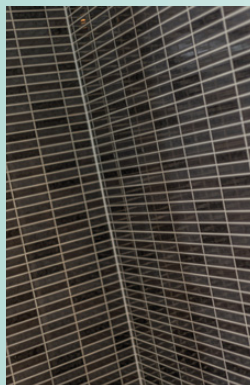
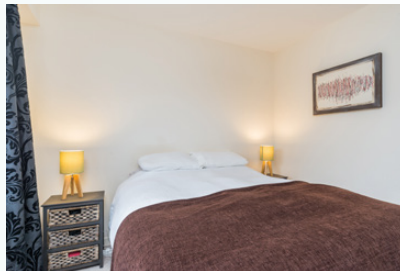
PROPERTY DESCRIPTION

An excellent opportunity has arisen to acquire this highly desirable two bedroom penthouse apartment, well situated within the popular Bonnington area of Edinburgh. Viewing of this property is highly recommended.

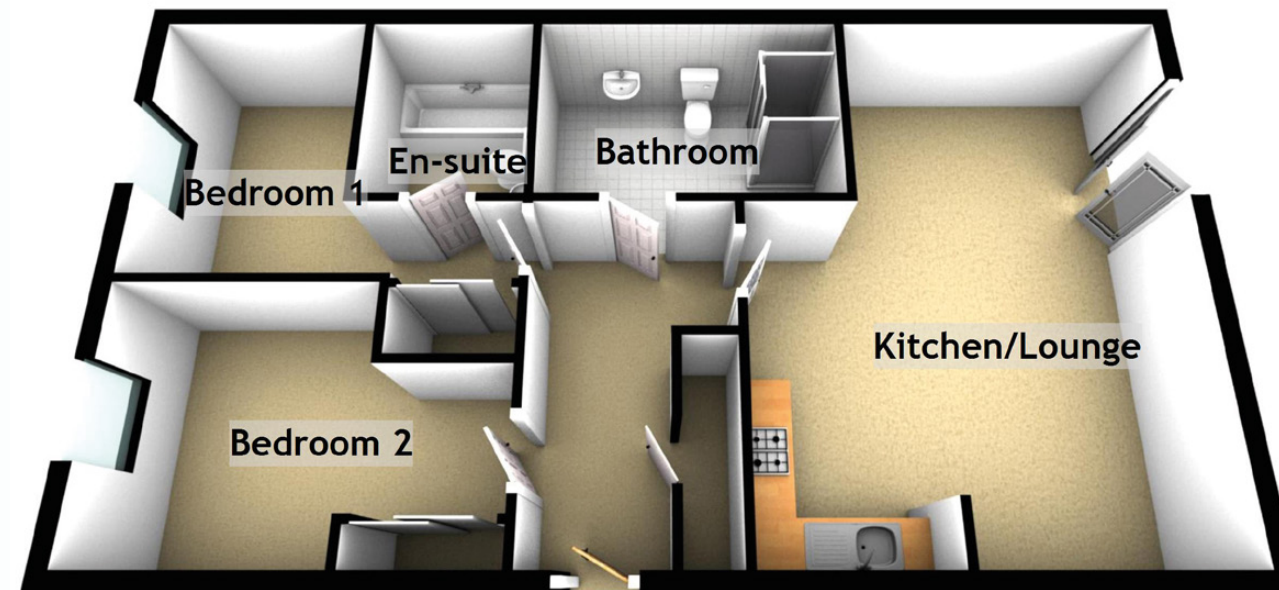
Internally this accommodation is in excellent decorative order, briefly comprising; an entrance hallway including a utility cupboard, a spacious open plan lounge/kitchen/diner, benefiting from an integrated four gas hob/ oven, extractor hood, fridge freezer, dishwasher and under-unit lighting, a large master bedroom including a double built-in wardrobe and a three piece, partially tiled en-suite bathroom with a hand-held shower and extractor fan. A further double bedroom, which is currently set up as a dressing room, with double built-in mirrored wardrobes and a three piece shower-room benefiting from a double walk-in shower cubicle, waterfall shower, chrome heated towel rail and an extractor fan.

This property also benefits from, secure door entry system, a lift, gas central heating, full double-glazing, communal garden grounds surrounding the property, including bin and bike stores and residents parking as well as unrestricted on-street parking to accommodate for residents and visitors alike.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

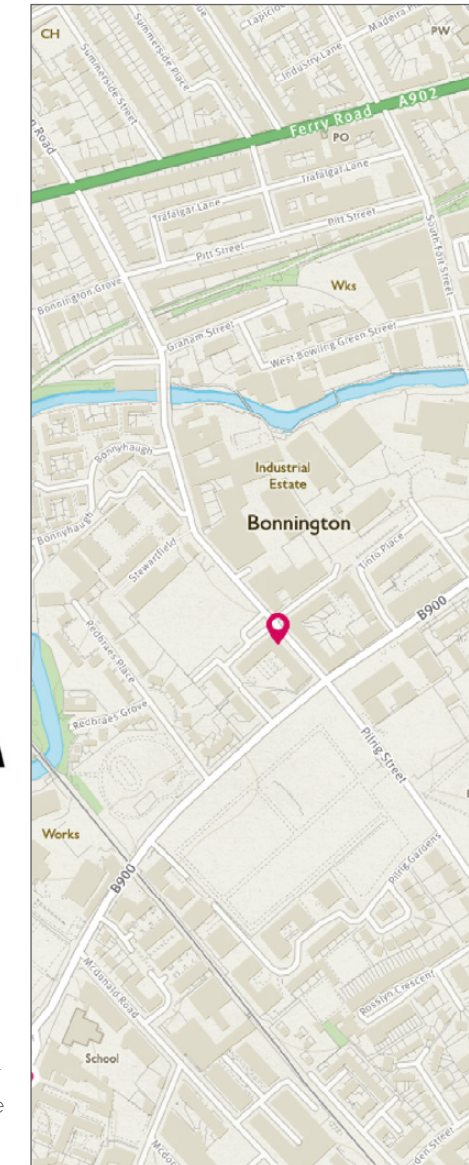
Kitchen/Lounge	6.11m (20'1") x 5.45m (17'11")
Bedroom 1	4.09m (13'5") x 3.12m (10'3")
Bedroom 2	4.10m (13'5") x 2.78m (9'1")
Bathroom	2.24m (7'4") x 1.87m (6'2")
En-suite	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²) - 73m²

EPC Rating - C

Extras
(Included in the sale)

Washer/dryer and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer