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“Service that is second to none!”
This is a bright and cheery, immaculately presented, generously proportioned traditional top floor flat, newly decorated throughout, and ideally located within the sought after and popular Bonnington district of the city. The accommodation comprises: shared entrance and stairway with secure entry phone access, and rear door leading to a communal garden/drying area, entrance hallway with two built in cupboards, spacious lounge/dining area, kitchen including appliances, two excellent well proportioned double bedrooms and bathroom/WC with three piece coloured suite and electric shower over the bath. The property further benefits from having mainly natural sanded wooden floors, double glazed windows, newly installed gas central heating, access to a very pleasant communal garden/drying area and ample unrestricted on-street parking, which make this a splendid home in a very pleasant and convenient area of the city to live in.

Bonnington itself has a thriving community and is a pleasant location to live in. It is well placed for access to local amenities and services, which include local shops, well-respected schools with leisure and recreational facilities being nearby. The property also benefits from having access to a nearby walkway and cycle track along the Water of Leith. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the city centre and Princes Street, which are only a short journey away. Bonnington is also close to the newly developed Shore area where many popular bistros and bars can be found along with the Ocean Terminal shopping and cinema complex. In summary a great flat in a pleasant area and ideal home which is ready to move into therefore early viewing is essential to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

SHARED ENTRANCE AND STAIRWAY
A secure entry phone system provides access to a traditional shared entrance with staircase leading to all upper level apartments. A rear door provides access to a pleasant communal garden/drying area.

ENTRANCE HALLWAY
7'0" x 5'10" (2.13m x 1.78m)
A secure painted wooden entrance with glazed insert above with fitted roller blind provides access to the entrance hallway. Natural sanded wooden floor. Wall mounted central heating radiator. Telephone point. Entry phone handset. Two excellent storage cupboards, one of which has a light and the other providing access to the gas meter. High level cupboard providing access to the electric meter and fuse board. Ceiling mounted smoke alarm. Centre ceiling light fitting and shade. Internal doors provide access to all other accommodation.

LOUNGE AND DINING AREA
14'3" x 11'3" (4.33m x 3.44m)
A bright and tastefully presented room with two double glazed windows with pleasant outlook to the rear of the property allowing a high degree of natural light into the room. To include curtain poles and voile style curtains. Natural sanded wooden floor. Wall mounted central heating radiator. Built in cupboard with shelf providing some storage, access to the newly fitted combi-boiler. Television point. Shelved display recess. Plain cornice to the ceiling with centre light fitting and shade. Newly fitted electric fire with limestone surround. More than ample room for a dining table and chairs. Internal door provides access to kitchen.

KITCHEN
8'0" x 5'9" (2.45m x 1.77m)
The kitchen has two double glazed windows, one with fitted Expelair again to the rear of the property. There is a selection of both wall and base units with tiled walls. Natural sanded wooden floor. Inset stainless steel sink. Plumbing for a washing machine. Included in the sale are the automatic washing machine, freestanding electric cooker and freestanding fridge. Ceiling mounted strip light fitting. Wall mounted central heating radiator.

BEDROOM ONE
11'2" x 9'11" (3.43m x 3.04m)
A well presented and well proportioned double bedroom with double glazed window to the front of the property, to include a curtain pole and set of curtains. Fitted wardrobe providing ample hanging and shelving space with additional cupboards above. Fitted carpet. Wall mounted central heating radiator. Television point. Telephone point. Centre ceiling light fitting and shade.

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BEDROOM TWO

14'4” x 9'6” (4.37m x 2.90m)

A second generously proportioned double bedroom again with double glazed window to the front of the property, to include a curtain pole and set of curtains. Feature original inset fireplace with tiled hearth and cast iron mantelpiece surround. Natural sanded wooden floor. Wall mounted central heating radiator. Shelved display recess. Cornice to the ceiling with centre light fitting and shade.

BATHROOM/WC

6'3” x 6'1” (2.51m x 1.86m)

The bathroom has an opaque double glazed window to the rear of the property. Comprising a three piece coloured suite with electric shower over the bath, curtain rail and curtain screen. Tiling around the bath, shower and above and around the wash hand basin complemented with a tile effect vinyl floor covering. Wall mounted centrally heated towel-rail radiator. Fitted wall mirror above the wash hand basin, along with additional wall mounted mirror and all other fitments will be included in the sale.

EXTERNALLY

As mentioned the property has access to a very pleasant communal garden/drying green situated to the rear of the building which is mainly laid to lawn with mature trees and mature flower and shrub borders which makes a pleasant area to sit and relax in. There is also ample unrestricted on street parking.

EXTRAS

All fitted floor coverings, all light fittings and shades, automatic washing machine, electric cooker, fridge, all curtain poles, curtains and the fitted roller blind at the entrance door.

PRICE AND VIEWING

For current price and viewing arrangements please telephone Lints on 0131 555 2999.

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.
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