

143a/10 Bonnington Road  
Edinburgh  
EH6 5NQ

cameron stephen  
solicitors & estate agents



## accommodation

- Sitting room with French doors to Balcony
- Fitted kitchen / breakfast room
- Master Bedroom with fitted wardrobes & en suite shower room
- Second Double bedroom with fitted wardrobes
- Bathroom

## features

- Beautifully presented
- Move in condition
- New kitchen & bathrooms
- New flooring
- Excellent storage incl, an attic
- Gas central heating (new boiler)
- Double glazing
- Residents Parking

## description

This is a stunning, bright and spacious, top floor flat, in a modern development ideally located for access to the City Centre and Leith. The property is offered for sale in move in condition, with new kitchen, en suite and bathroom fittings. The accommodation comprises entrance hall with two good sized store cupboards, sitting room with laminate flooring and French doors to a balcony, fitted kitchen/breakfast room, stunning master bedroom with fitted wardrobes and newly fitted en suite shower room, second double bedroom with fitted wardrobes and newly fitted bathroom. The property benefits from gas central heating, double glazing, security entry phone & residents parking. It is anticipated the property will appeal to a wide variety of buyers so early viewing is highly recommended.

N.B The development is factored by First Port Scotland and a payment of approx £57 covers stair cleaning and lighting, gardening and the Buildings Insurance.

## further information

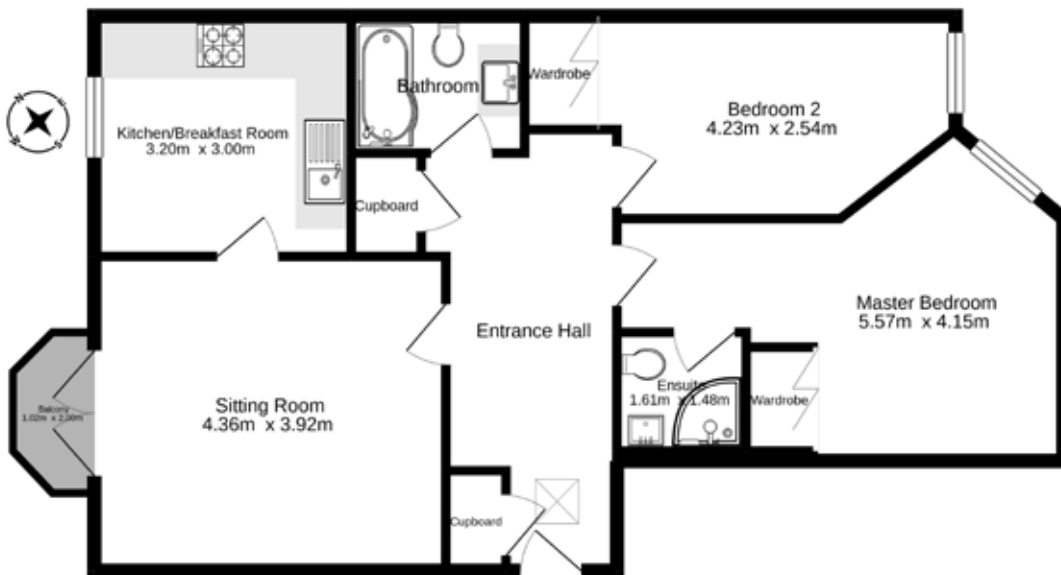
EPC Band: C  
 Home Report Value £240,000  
 Items to be included: Carpets and flooring, light fittings (excl sittingrm) and kitchen appliances (oven, hob, fridge/freezer and dishwasher).

## asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)



Third Floor  
73.5 sq.m. approx.



TOTAL FLOOR AREA: 73.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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