



Trinity, Edinburgh

5 BONAR PLACE, EDINBURGH EH6 4SR

Beautiful, rarely available, main door flat within a traditional tenement building in a sought-after area with its own private front garden and communal rear garden, close to excellent amenities and with easy access to the city centre.

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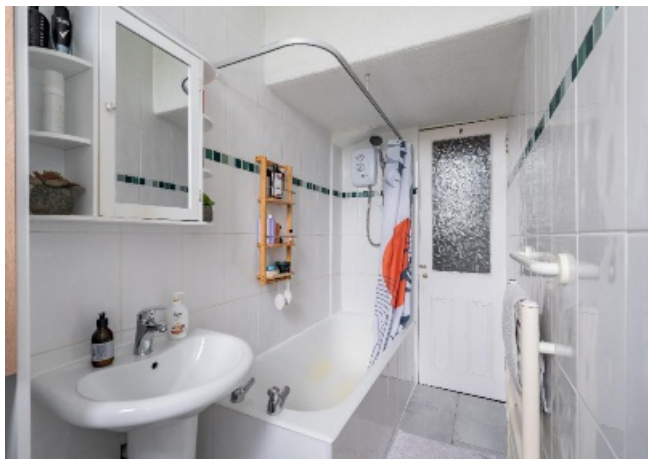
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Description

Charming main door flat, in walk in condition with lots of period features and sanded flooring to many rooms. The accommodation comprises:

- Tiled entrance vestibule, leading to a spacious central hallway (with storage cupboard).
- The lounge is a lovely bright room with a bay window to the front, period fire surround with working fire.
- To the rear there is an impressive kitchen/dining room with ample modern fitted units and a useful pantry cupboard.
- The kitchen provides ample space for a dining table and chairs great for family meals or entertaining.
- The largest bedroom has a window to the front and mirrored sliding door leading to a walk-in wardrobe. The second bedroom has a period fire surround and a window to the side of the building overlooking the allotments.
- The bathroom has a window to the side of the property and extensive wall tiling, a heated towel rail and a three-piece white suite with a shower over the bath.
- The property benefits from gas central heating with period style radiators, double glazing, and a small private garden to the front as well as a well-tended communal garden to the rear.
- This property will appeal to a variety of purchasers and early viewing is highly recommended to appreciate the accommodation on offer.

Location

Trinity is a much sought-after area with good local amenities within easy walking distance of both Leith and the popular Shore district. There is a wonderful variety of trendy restaurants, galleries, bars and bistros all within walking distance. Leith Farmers' Market offers the perfect place to source fresh local produce and nearby cafes make for idyllic weekend brunch spots. Leith Walk offers an excellent variety of small speciality shops. Asda and Tesco supermarkets are within easy reach. Ocean Terminal with its multi-screen cinema is again within easy walking distance, as is Newhaven harbour where there is also a David Lloyd Leisure Centre. Close by there is access to the city's cycle path network, Water of Leith walkway and Victoria Park. The City Centre is also within easy reach where you will find the Playhouse Theatre and St James Quarter shopping centre featuring the prestigious department stores, John Lewis and Harvey Nichols.

Highly regarded schooling is well represented within the area from nursery through to senior level.

The area benefits from an excellent and regular bus transport network and the nearby tram network meaning quick and easy commuting to the City Centre, Waverley and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport.

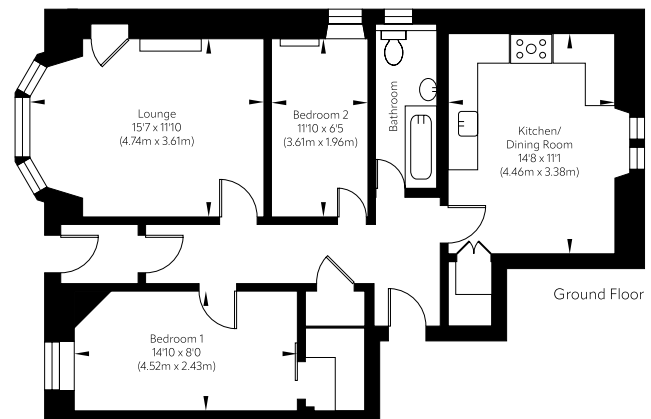
Extras

The five burner Rangemaster cooker and the integrated dishwasher are included in the sale.

Council Tax Band: Band D

Viewing by appointment with Agents: Tel: 0131 467 7550

Approx. Gross Internal Floor Area 74.45 Sq M / 801 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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