



3f4, 6 Bonnington Road, Edinburgh, EH6 5JD

Light & Tastefully Presented, One-Bedroom, Third (Top) Floor Flat

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Property Description

Light and well-presented, one-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement and enjoying superb views, ideal for a first-time buyer, professional or investor. Conveniently located in the popular Bonnington area, north of Edinburgh city centre, within walking distance of Leith's cosmopolitan amenities, the fashionable Shore and the picturesque Water of Leith.

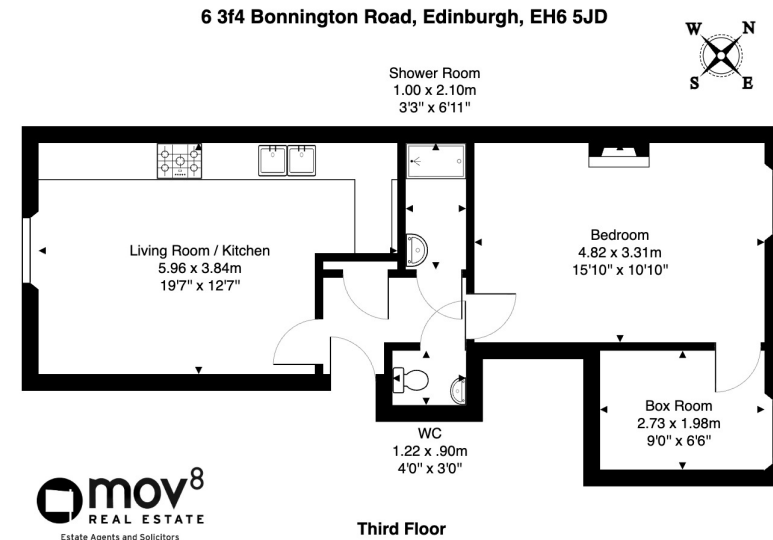
Comprises an entrance hall, an open-plan living room and kitchen, a double bedroom, a boxroom, a shower room and separate WC.

Tastefully finished, highlights include a stylish kitchen, a contemporary shower room and WC, quality flooring for the open-plan public room, and pleasant east-central ward skyline city views.

In addition, there is gas central heating, double glazing, a secure entry system, a well-kept shared garden, and zoned parking on the surrounding streets.

A welcoming entrance hall provides access throughout the majority of the property, including a convenient storage cupboard. Set to the rear and enjoying a westerly-south facing aspect, the bright open-plan living room and kitchen features wood-effect flooring, light décor, a useful clothes pulley and ample space for dining, if desired. The stylish kitchen is fitted with modern units, real wood worktops, a tiled surround, a Belfast sink and bespoke shelving, with space for freestanding appliances.

To the front, a generous double bedroom features carpeted flooring, a tasteful fireplace surround, bespoke shelving, two pendant light fittings and an Edinburgh press with shelves. The bedroom also gives access to a spacious box room, ideal for use as a walk-in wardrobe, home office or study. Completing the accommodation, a spacious and stylish shower room features a large cubicle with rainfall showerhead, tiled splash walls, feature panelled walls, a sink and ladder-style radiator. A separate WC with sink complements the stylish shower suite and features matching panelled walls and tiled splashbacks.



Gross Internal Area: 50.1 m² ... 539 ft²

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnington is a well-connected and increasingly popular residential area located just over a mile north of Edinburgh city centre. Positioned between the vibrant neighbourhoods of Broughton Street and Leith Walk, it offers residents easy access to a wealth of local amenities, independent retailers, cafés, restaurants, and bars. The nearby St James Quarter provides an extensive range of retail, dining, and lifestyle options, with further developments underway, while the vibrant Shore area is renowned for its waterside restaurants, trendy bars, and bustling social scene. Ocean Terminal

Shopping Centre is also within easy reach, offering high-street stores, a cinema, and a variety of eateries. Bonnington is rich in green space, with several parks and public squares nearby. The Water of Leith runs through the area, and the scenic Water of Leith Walkway, stretching from Balerno to Leith, offers a peaceful route for walking and cycling. Excellent public transport links are available from nearby Leith Walk and Broughton Street, providing quick and convenient access to the city centre and surrounding areas.





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