



1/4 Burns Place,
Edinburgh, EH6 5QD



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Located in the popular Bonnington area of Edinburgh is this lovely first floor flat. Forming part of a traditional tenement building with secure entrance, the flat has gas central heating (new boiler installed in 2021), double glazing and shared rear garden. Offering bright and spacious rooms, the property would make an ideal first time buy and early internal viewing is highly recommended.

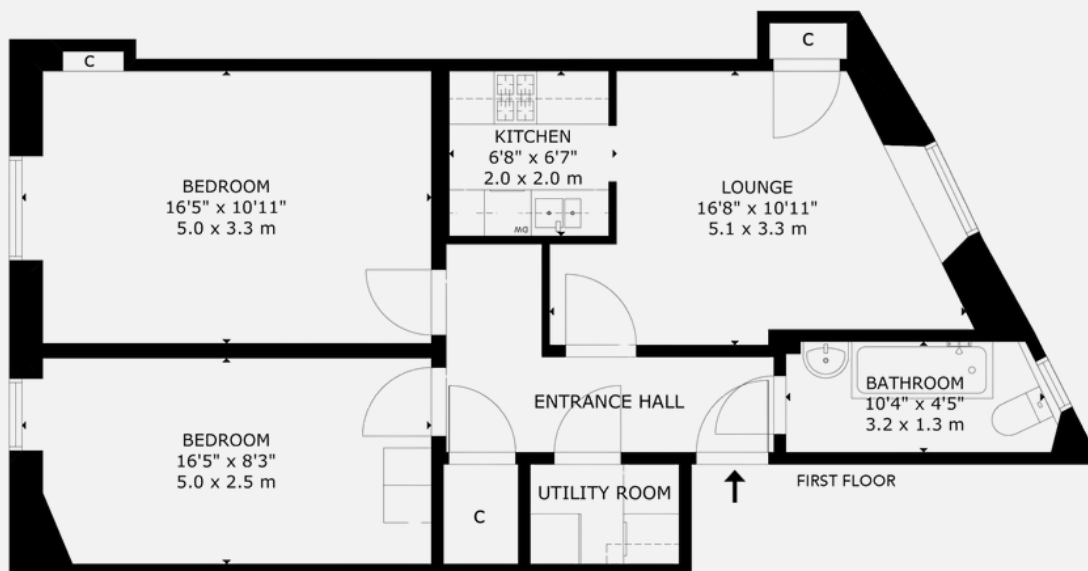
The accommodation includes an L-shaped entrance hall with storage cupboard and separate utility room with washing machine and freezer which are to remain. The good sized lounge has window to the rear with window seat, storage cupboard and doorway to the kitchen. The kitchen is fitted with range of base and wall units with the oven, hob, hood, and fridge to remain. There are two good sized double bedrooms which both overlook the front of the property, the largest of which has a storage cupboard and corning. Completing the accommodation is the bathroom with window the rear fitted with a three piece white suite with shower over the bath.

Externally, there is a shared garden to the rear.

Area Description

Bonnington is set to the north east of Edinburgh's city centre. An excellent range of shops, bars, cafes and restaurants are available on nearby Trinity, Ferry Road and Newhaven. Leith Walk is also a short walk away from the property. Edinburgh Trams (Balfour Street Tram Stop) which links the city centre to Newhaven and the Airport is a 12 minute walk from the property. A selection of regular bus services are available nearby. The Water of Leith walkway is close by giving access to The Shore and Canonmills with the Botanic Gardens and Stockbridge around a 15-minute walk. The Scottish Executive's Victoria Quay building and Ocean Terminal are also readily accessible.





Accommodation

Lounge:	5.08m x 3.33m (16'8" x 10'11")
Kitchen:	2.03m x 2m (6'8" x 6'7")
Bedroom 1:	5m xc 3.33m (16'5" xc 10'11")
Bedroom 2:	5m x 2.51m (16'5" x 8'3")
Bathroom:	3.15m x 1.35m (10'4" x 4'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

For your information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

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