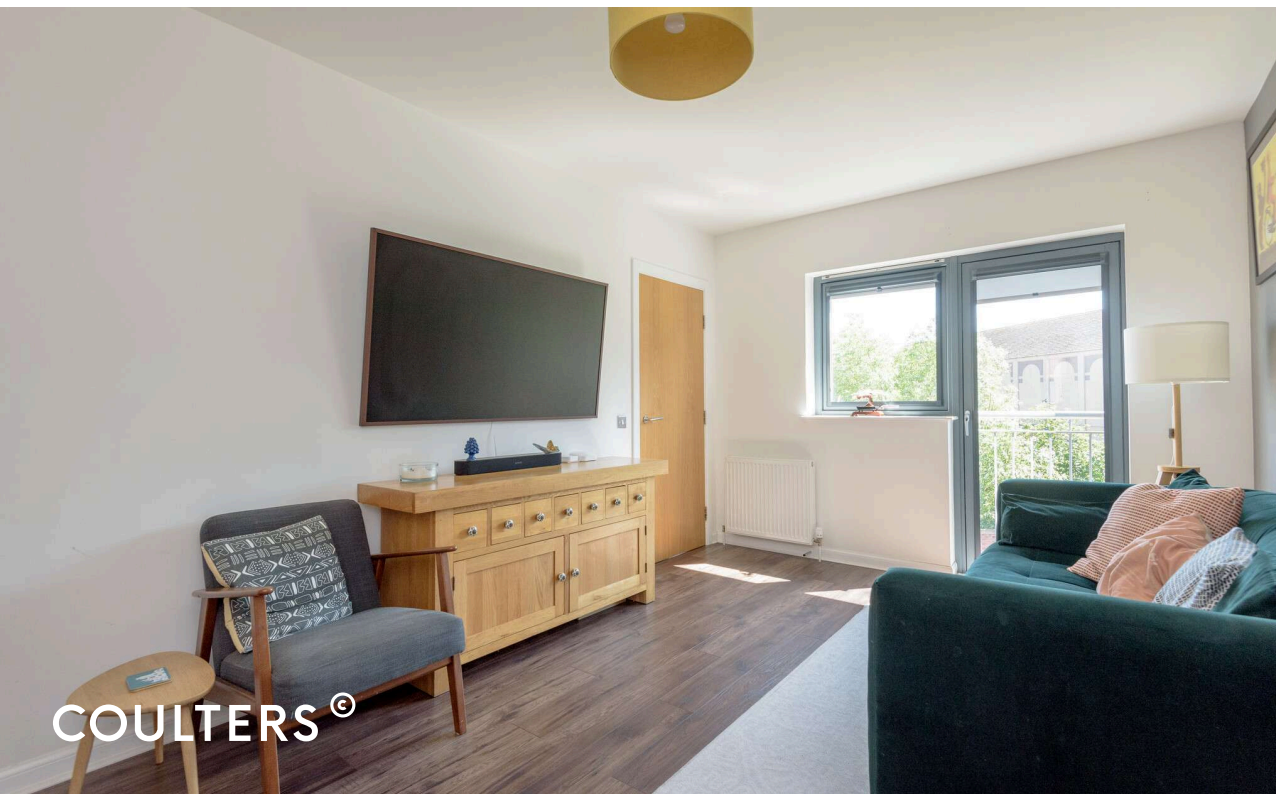


COULTERS[©]

1E WEST BOWLING GREEN STREET

BONNINGTON, EDINBURGH, EH6 5PQ

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of an attractive modern development, this bright and well-presented duplex offers spacious, contemporary accommodation arranged over two levels. Ideally positioned close to the Water of Leith, where residents have been fortunate enough to spot otters, herons and kingfishers, the property also benefits from excellent local amenities, well-maintained communal grounds and a south-facing private garden.

The welcoming interior is both practical and stylish. The sitting room provides a comfortable setting for everyday living and entertaining, filled with natural light.

KEY FEATURES



Bright, well presented duplex forming part of an engaging modern development.



Three attractive bedrooms, one with en-suite.



Charming private garden and well maintained communal grounds.



On-street residents parking.



Located a short distance from the Water of Leith.



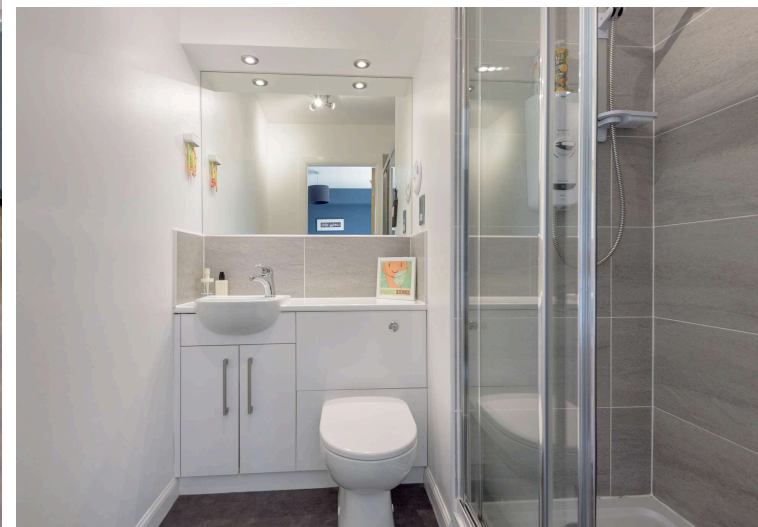
Well-served by a range of local amenities and schools.



EPC Rating - B



Council Tax Band - E



The generous kitchen/dining room is well equipped with a range of wall and base units together with a gas hob, oven, extractor hood, fridge/freezer, dishwasher and ample space for dining. There are three attractive bedrooms, all of which benefit from built-in wardrobes. The principal bedroom enjoys a stylish en-suite shower room and lovely views towards Arthur's Seat, while a contemporary family bathroom serves the remaining bedrooms and is fitted with a mains-powered shower over the bath. Further practical benefits include a large, partially floored attic accessed via a Ramsay ladder, offering excellent additional storage, along with storage cupboards in the hall.

Outside, the private south-facing rear garden provides a wonderful space to relax and includes a garden shed, while the surrounding communal grounds are beautifully maintained. The property also benefits from solar panels, helping to improve energy efficiency, together with residents' on-street parking.

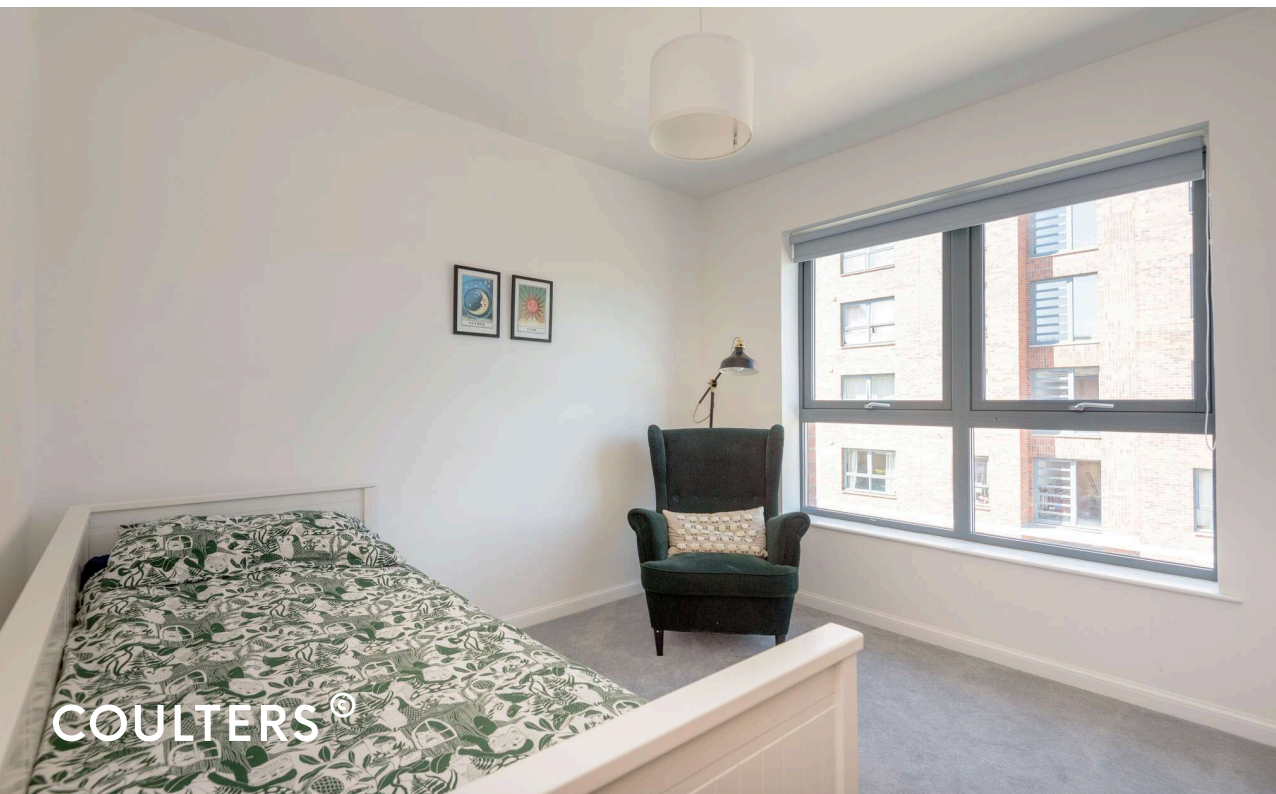




THE LOCAL AREA

Bonnington lies a short distance from the cosmopolitan area of Leith and is just to the north of Edinburgh's City Centre. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station. It is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk.



EXTRAS

All fitted flooring, lighting and integrated kitchen appliances are included in the sale.

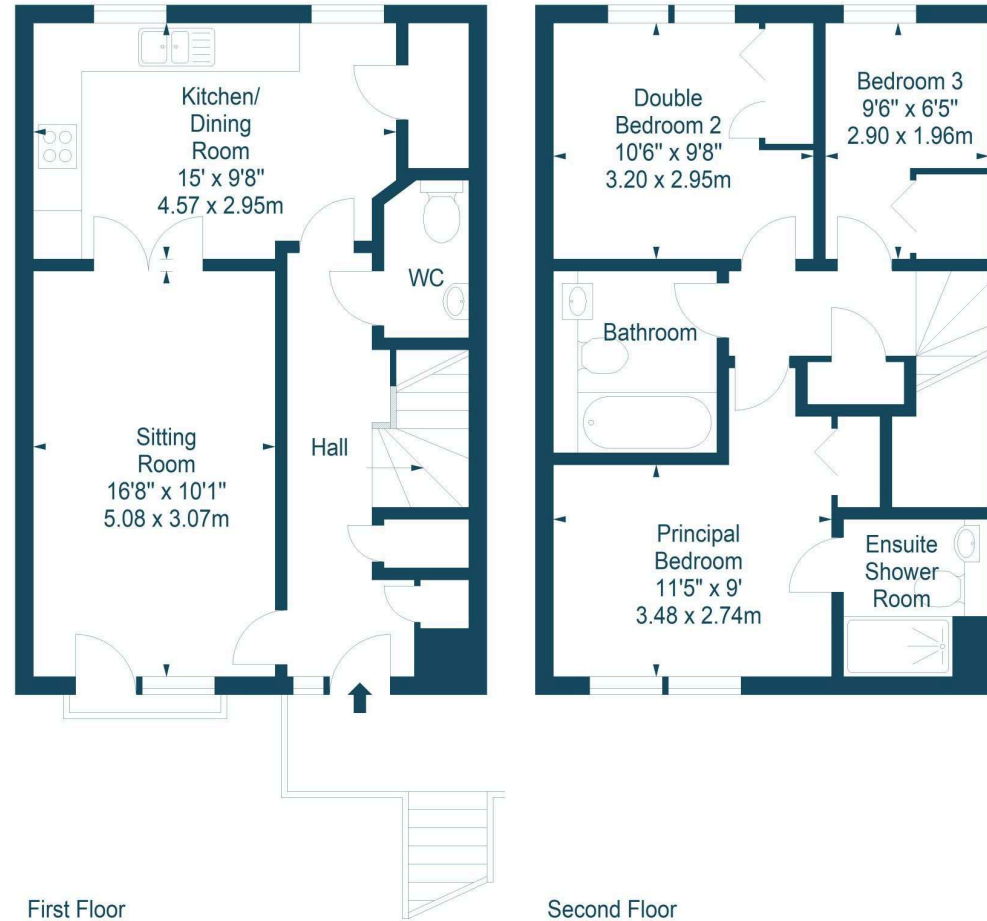
HOME REPORT VALUATION: £360,000



West Bowling Green Street,
Edinburgh, EH6 5PQ



Approx. Gross Internal Area
968 Sq Ft - 89.93 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.