



22/4 Anderson Place
LEITH | EDINBURGH | EH6 5FR



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An exceptionally bright and spacious second-floor apartment, forming part of an attractive modern development in the highly regarded and popular district of Bonnington. Ideally positioned within easy reach of Edinburgh city centre, the property is also well placed for a wide range of excellent local amenities, making it an appealing choice for a variety of purchasers. The property benefits from residents' parking, lift access, gas central heating and triple glazing, while offering well-proportioned and thoughtfully arranged accommodation throughout. The apartment is accessed via a well-maintained communal entrance with both lift and stair access, leading to a welcoming hallway with excellent storage provision, including a useful utility cupboard. The generously proportioned open-plan living, dining and kitchen area is a particularly appealing feature, enjoying an abundance of natural light and direct access to the private balcony. The modern fitted kitchen incorporates a range of wall and floor-mounted units, complemented by a selection of integrated appliances.

The spacious dual-aspect double bedroom benefits from two windows, creating a bright and airy feel, and features generous built-in wardrobes providing excellent storage. Completing the accommodation is a contemporary bathroom fitted with a mains-operated shower over the bath. Overall, this attractive apartment offers bright, well-presented accommodation in a modern development, with excellent storage, private balcony, residents' parking and convenient access to the city centre and surrounding amenities.

- Popular Bonnington location – close to Edinburgh city centre
- Bright & spacious second-floor accommodation
- Open-plan living/dining/kitchen with balcony access
- Spacious dual-windowed double bedroom with fitted wardrobes
- Residents' parking & lift access
- Triple glazing & gas central heating
- Lockable residents bike store

Energy Rating B, Council Tax C.

Factor fees payable to Trinity factors are approximately £120 per month and this covers building insurance.

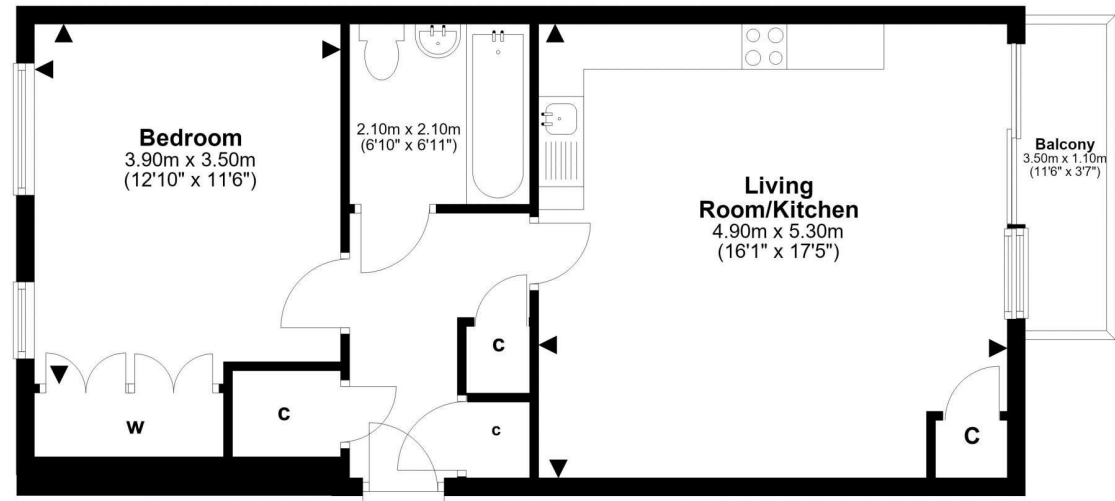
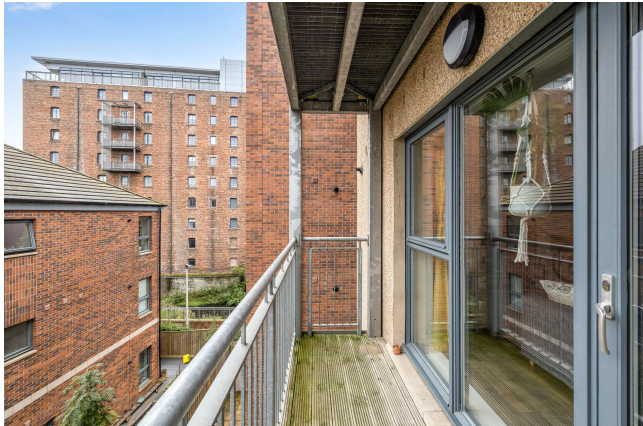
All fixtures, fittings, living room curtains and kitchen appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.