

COULTERS[©]

1B WEST BOWLING GREEN STREET

BONNINGTON, EDINBURGH, EH6 5PQ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular Bonnington area, close to the amenities of Leith and within easy reach of Edinburgh city centre, 1B West Bowling Green Street is a well-presented three-bedroom ground floor main-door flat offering bright, generously proportioned interiors, a private patio and access to well-maintained communal grounds. The property also benefits from residents' on-street parking.

The property has a practical layout with a welcoming entrance hallway leading to a spacious sitting room, featuring wooden flooring and French doors opening directly onto the private patio.

KEY FEATURES



Bright and spacious maindoor flat.



Three double bedrooms, one with an en-suite.



Private patio and well maintained communal grounds.



On-street residents parking.



Within walking distance of The Shore and Leith Walk.



Independent retailers and cafes nearby.



EPC Rating - B



Council Tax Band - E





The modern fitted kitchen is open to a generous dining area, creating a sociable space for everyday living and entertaining, with a range of wall and floor-mounted units, integrated appliances and good preparation space.

There are three bedrooms, providing flexibility for families, guests or home working. The principal bedroom benefits from an en-suite shower room, while a separate bathroom with a bath and overhead shower serves the remaining accommodation.

Further benefits include gas central heating, double glazing and excellent storage throughout.





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.

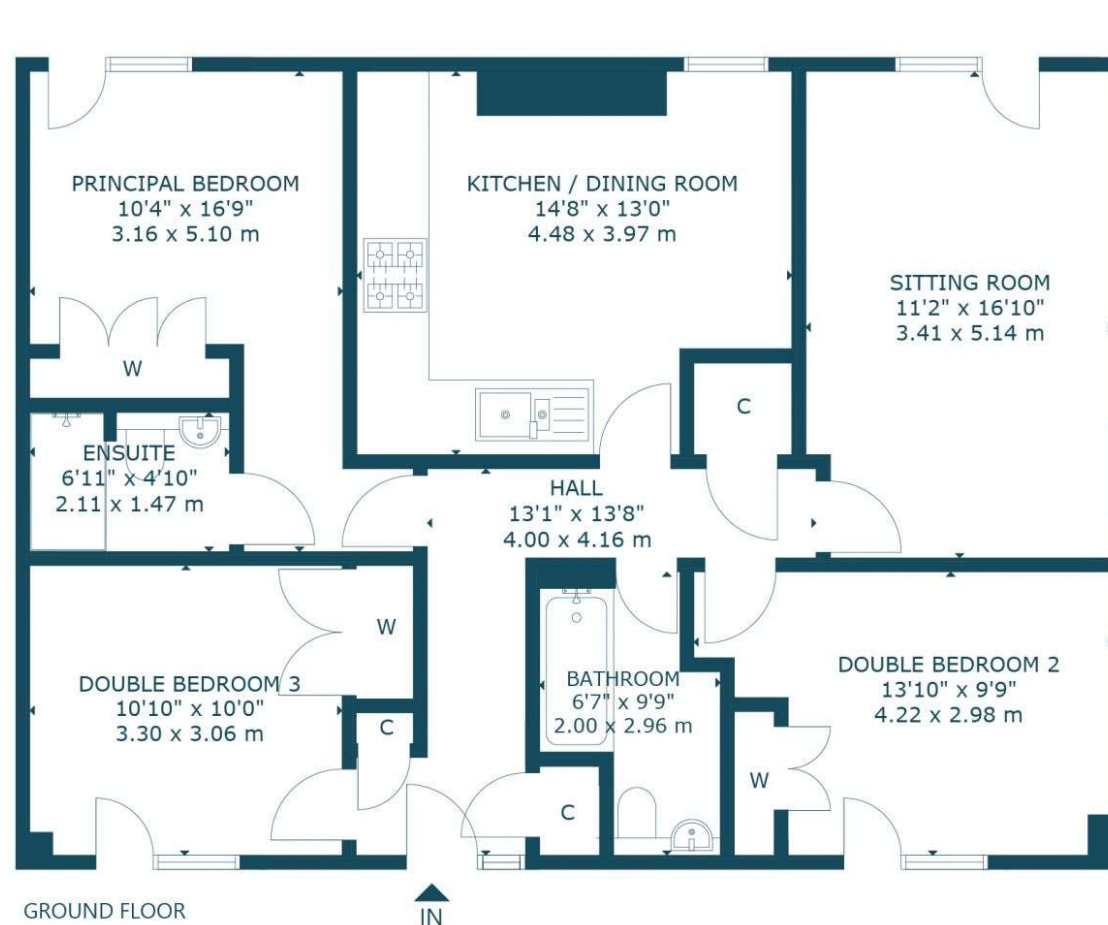
Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith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

EXTRAS

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







1B WEST BOWLING GREEN STREET, EDINBURGH, EH6 5PQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1076 SQ FT / 100 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

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.