



GARDEN STIRLING BURNET

FLAT 3 20 ASHLEY PLACE
BONNINGTON, EDINBURGH, EH6 5GB



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PROPERTY SUMMARY

Set on the first floor of a contemporary development in Bonnington, this well-presented two-bedroom, two-bathroom flat offers bright, practical accommodation close to Edinburgh's city amenities, green spaces and transport links.

The sociable open-plan living/dining/kitchen is the heart of the home, with French doors, space for everyday dining and sleek light grey fitted cabinetry with integrated appliances. A hall leads to two bedrooms, including a principal bedroom with an en-suite shower room, alongside a separate bathroom. The flat is in good order and benefits from gas central heating, double glazing, communal garden grounds and unrestricted on-street parking in the development. Extras: All fitted floor coverings, light fittings and integrated appliances are included.

FEATURES

- Contemporary first-floor flat in Bonnington
- Secure entry
- Welcoming hall with built-in storage
- Bright open-plan living/dining/kitchen with French door and Juliette balcony
- Contemporary kitchen with fully integrated appliances
- Two double bedrooms, both with fitted wardrobes
- En-suite shower room and separate bathroom
- Maintained communal garden grounds
- Unrestricted on-street parking in the development

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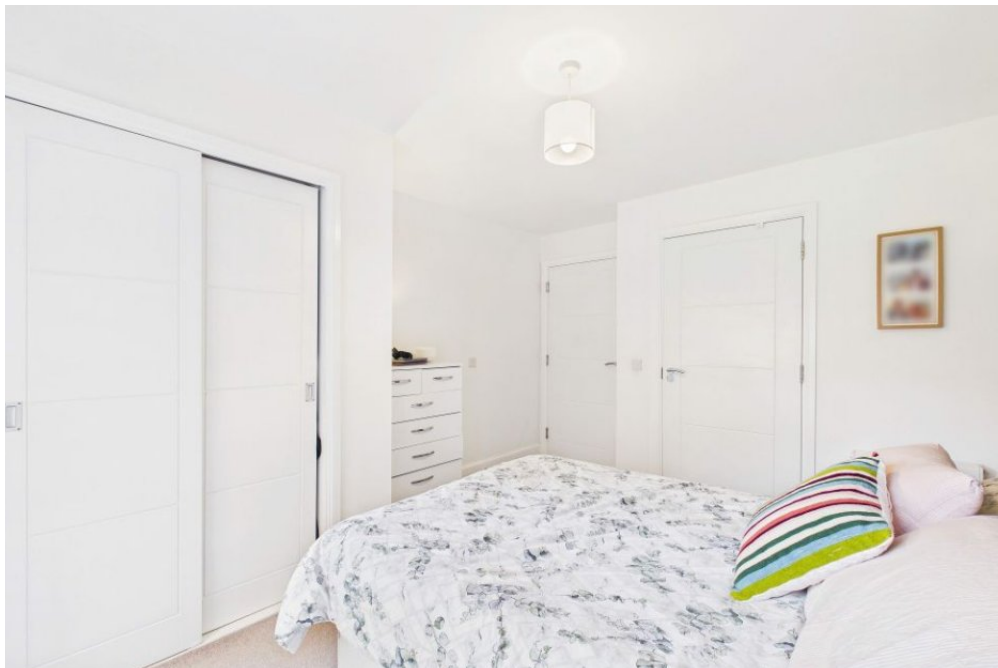
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for a virtual tour of the property



The main bedroom boasts a French door and Juliette balcony, en-suite and fitted wardrobe



Bonnington, Edinburgh

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area.

Fantastic everyday shopping facilities are available within the immediate area and on Leith Walk whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym.

In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars.

For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed.

Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities.

Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.





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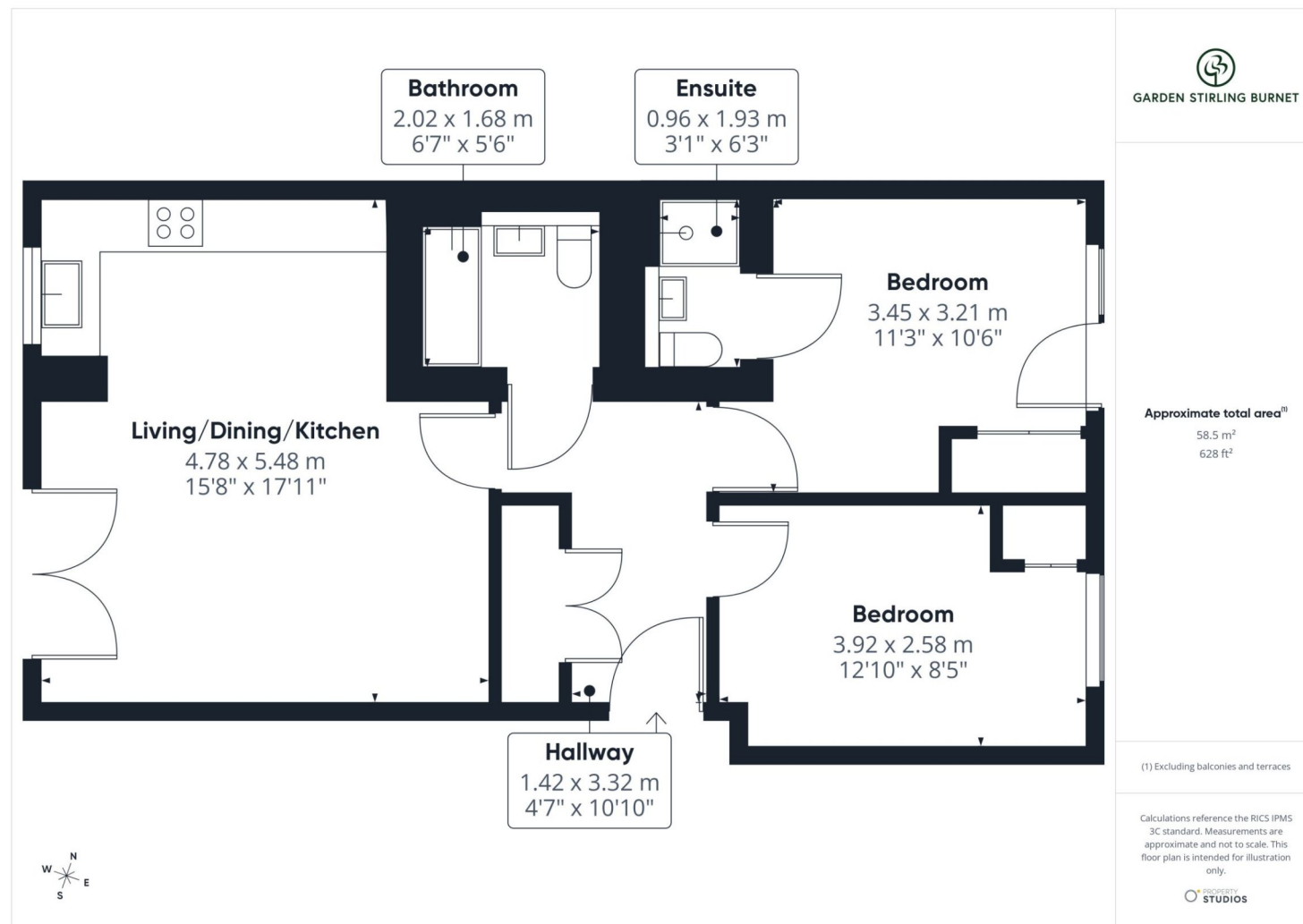


HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING

B

COUNCIL
TAX BAND

D