



Solicitors & Estate Agents



Offers Over
£170,000

210/9 Bonnington Road

Bonnington | Edinburgh | EH6 5BH

A fantastic opportunity has arisen to purchase this impressive, second floor flat forming part of a traditional tenement, situated in the popular high amenity area of Bonnington. The property is presented to the market in move-in condition and would undoubtedly appeal to first-time buyers, professionals and investors.

-  1 Bedroom
- 1 Box Room
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, leading to a spacious open-plan living and dining area incorporating a modern fitted kitchen complete with appliances. The property further benefits from a generously proportioned double bedroom and a large box room, featuring internal windows which allow natural light to flow through. Completing the accommodation is a shower cubicle with separate WC. Further benefits include gas central heating and recently fitted double glazing.



Extras

All fitted floor coverings and blinds/curtains will be included in the sale together with the hob, fridge/freezer and washing machine.

Gardens & Parking

To the rear is a well maintained communal garden, mostly laid to lawn. Ample on-street parking is available in the vicinity of the property

Viewing

By appointment through Neilsons (0131 625 2222).





Location

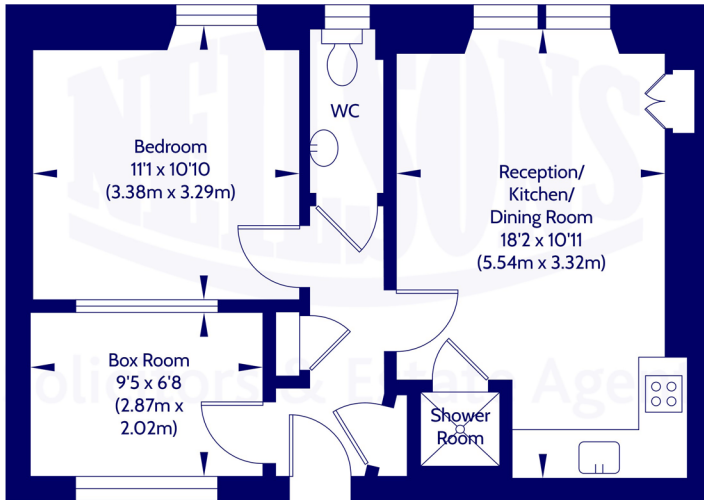
The property is located in the popular area of Bonnington, only a short distance from the City Centre and the Shore. There are a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington and neighbouring Canonmills, together with good sized Tesco and Lidl supermarkets. Frequent public transport services link the area to the city centre and Edinburgh Airport as well as surrounding areas. For the more active commuter, Edinburgh's extensive network of cycle/ walking paths are close at hand and link up with many parts of the city. The area is also within close proximity to some of the capitals most beloved green spaces, including the spectacular Royal Botanic Gardens, Leith Links and Inverleith Park.





Approx. Gross Internal Floor Area 43 Sq M / 459 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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