



Solicitors & Estate Agents



Offers Over

£205,000

24/16 West Bowling Green Street

Bonnington | Edinburgh | EH6 5PB

This immaculate and stylish fourth floor apartment, offering lovely open views, forms part of a modern development in Bonnington within easy reach of the city centre and the cosmopolitan district of The Shore. This property makes an ideal purchase for young professionals and first-time buyers.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Residents Parking
-  Communal Grounds
-  EPC Rating – B
-  Council Tax Band – C



Description

In brief, the accommodation comprises; secure entry system, lift/stair access, welcoming entrance hallway with built-in storage, lovely generously proportioned and bright reception room with Juliet balcony offering beautiful views towards Arthur's Seat and across the city, open plan to modern fitted kitchen with integrated appliances, light and airy double bedroom with fitted wardrobes and Juliet balcony and contemporary bathroom with white three-piece suite and shower over bath.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images, which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances.

Parking

There is gated parking, communal landscaped garden grounds and also a communal bicycle and bin store.

Factor

The development is managed by Ross & Liddell for a monthly fee of approx. £80. This includes maintenance of communal areas, lift maintenance and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





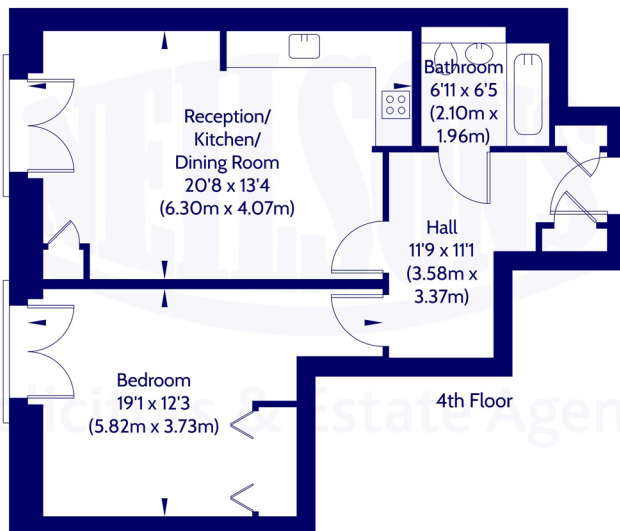
virtually staged by **HOMELi**

Location

West Bowling Green Street forms part of a desirable residential area located in Bonnington, only a short distance from the City Centre and The Shore. There is a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington and neighboring Canonmills, together with Tesco and Lidl supermarkets. Frequent public transport services link the area to the city centre and 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 and Inverleith Park.



Approx. Gross Internal Floor Area 57 Sq M / 609 Sq Ft.



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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