



1 BED



1 BATH



EPC

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6 (1F3), BONNINGTON ROAD

Leith, Edinburgh, EH6 5JD

DAVIDSONSONS



Introducing a one-bedroom first-floor city flat which forms part of a traditional tenement building in the sought-after Leith conservation area. In easy commuting distance of the city centre, the home is also within swift walking distance of regular bus and tram links and superb amenities, including fashionable bars and eateries, as well as the award-winning restaurants of The Shore. Internally, the flat is attractively presented throughout and is move-in ready. It features a bright and airy reception room, a stylish kitchen, and a four-piece bathroom. It also has shared use of a lovely garden too.

A telephone-entry system grants access to the flat via a secure shared entrance and stairwell. Stepping inside the home, you are greeted by a quaint hall that offers built-in storage and a delightful first impression. To the right is the living/dining room. Here, soothing grey décor is accented by white detailing, with the wooden floorboards acting as a contrast of colour. It is a beautiful combination that is inviting and easy to style. Fitted storage and a shelved recess add practicality to the space, along with a charming window seat beside an oversized southwest-facing window. Meanwhile, the kitchen is behind a folding door just off the hall. It has a sophisticated Shaker-inspired design, pairing deep-blue cabinetry with wood-toned worktops and on-trend metro splashbacks. Under-unit lighting adds to its charm too. Plus, it comes with integrated appliances (oven, gas hob, and concealed extractor), as well as an undercounter fridge and a washing machine.

PROPERTY FEATURES

- Traditional first-floor city flat with beautiful interiors
- Part of the sought-after Leith conservation area
- Telephone-entry system and shared stairwell
- Welcoming entrance hall with built-in storage
- Living/dining room with southwest-facing aspect
- Shaker-inspired kitchen with on-trend design
- One double bedroom that is spacious and airy
- Four-piece bathroom with a shower cubicle
- Communal garden that is carefully maintained
- Unrestricted on-street parking in the vicinity
- Gas central heating and double-glazed windows





**LIVING/DINING ROOM WITH
SOUTHWEST-FACING ASPECT,
A SHAKER-INSPIRED KITCHEN
AND ONE DOUBLE BEDROOM
THAT IS SPACIOUS AND AIRY**







On the opposite side of the hall to the living area, the bedroom is a spacious and airy setting, which benefits from light blue décor and a complementary accent wall. Varnished wooden floorboards bring a warm glow to the room, while a shelved recess provides space for display items. A four-piece bathroom completes the interiors, incorporating a toilet, a washbasin, a bath, and a shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Outside, the flat benefits from a carefully maintained communal garden which features a neat lawn and colourful plant beds. Unrestricted on-street parking is also available in the vicinity.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, a washing machine, the bedroom wardrobe, and the dining table to be included in the sale.



LEITH

Historic Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

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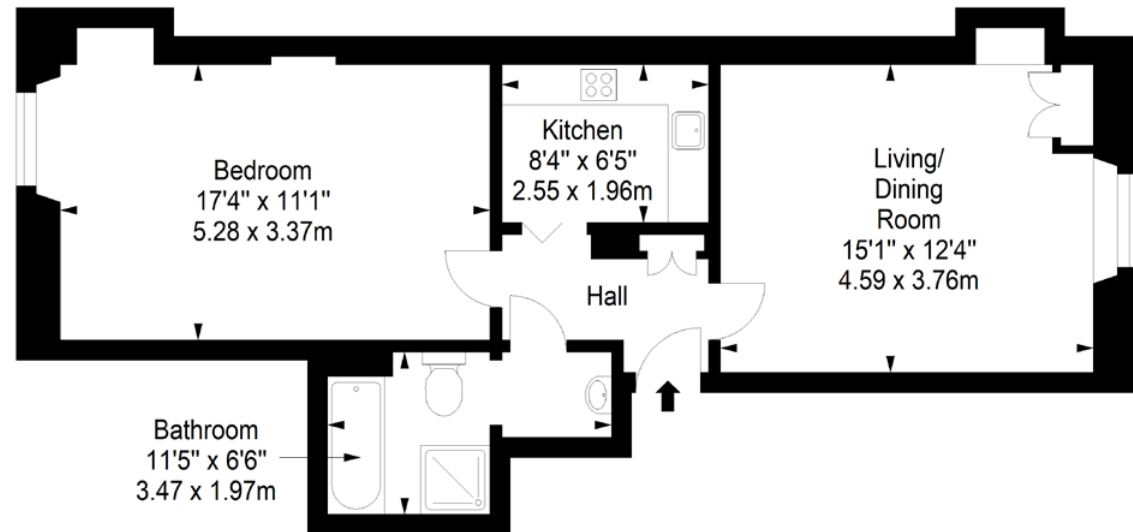
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First Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 53.6 sq. metres (577.0 sq. feet)