



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4 Bonnyhaugh Lane

Bonnington, Edinburgh, EH6 5TA

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A rare opportunity has arisen to acquire this charming C-listed three bedroom terrace in Bonnington, in a unique setting close to the centre of Edinburgh. Offering generous flexible accommodation over two floors, with private front and rear gardens, a separate garage and residents off street parking. An entrance hall leads to a bright generously proportioned living room with a fireplace and garden view. The spacious dining kitchen opens directly onto the rear garden and offers ample cupboard space provided with floor and wall mounted units included integrated fridge, washing machine and dishwasher. While a useful ground floor WC completes the ground level. Upstairs, there are two generous sized double bedrooms one with built in mirror wardrobes. The third bedroom is a spacious single which could also be used as a study. The family bathroom included an over bath shower. Outside the private gardens add further appeal, while the garage and off street residents' parking enhance convenience

Features

- C-listed mid-terraced 3-bed house in Bonnington
- Flexible accommodation over two floors
- Generous living room with fireplace and garden outlook
- Spacious dining kitchen with direct rear garden access
- Two double bedrooms
- Versatile third bedroom/study
- Upper-floor family bathroom & Ground floor WC
- Private front and rear gardens
- Gas central heating
- Separate garage and residents' off-street parking
- Residents' association fee of £25 pcm for ground maintenance
- Extras: All fitted floor and window coverings, light fittings and appliances are included







"The generous dining kitchen opens directly to the rear garden"







[Click here
for a virtual tour](#)



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, 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.

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
E

EPC Band:
D

Home Report Value:
£425000