



Bonnington

1/1 Bonnington Road Lane
EH6 5BJ



Main door first floor flat

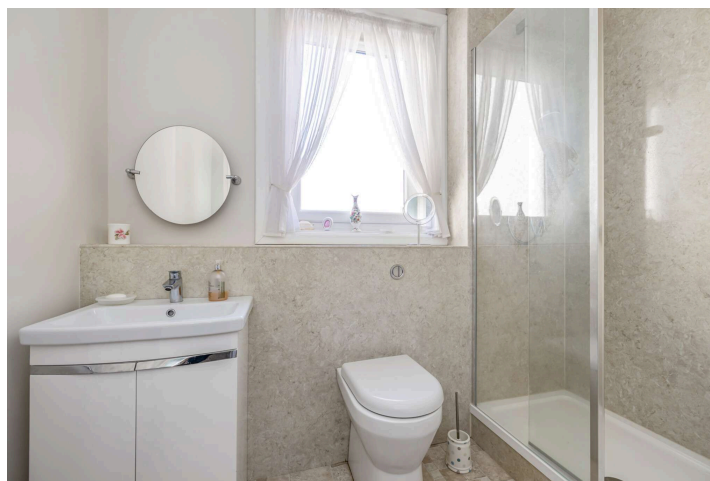
OFFERS OVER £190,000

- Hallway
 - Living room
 - Kitchen
 - 2 double bedrooms
 - Shower room
-
- Double glazing
 - Gas central heating
 - On street parking in area
 - Ideal investment or first time purchase
 - Now in need of modernisation and upgrading

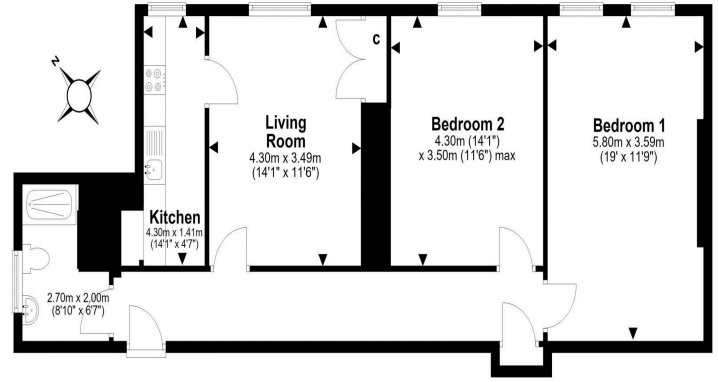


Viewing by appointment call
Beveridge and Kellas on 0131
554 6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Now in need of upgrading, viewing is highly recommended of this main door first floor flat situated to take advantage of the many popular local attractions Leith has to offer including many popular bars cafes and restaurants. The Ocean Terminal shopping centre is also within easy reach offering a variety of high street shops, multi-screen cinema and 24-hour gym. The property also benefits from regular bus services to the City Centre and surrounding areas as well as quick and easy access to the North Edinburgh cycle path network and the Water of Leith.

The flat is entered via a private front door into a hallway with a built-in storage cupboard and much of the flat off. The living room is front facing and features an electric powered fireplace within a surround, built in storage and the kitchen off. The galley style kitchen has base units, slot in cooker, washing machine and an undercounter fridge. There are two double bedrooms situated to the front of the flat. Completing the accommodation is a side facing shower room with splashboard walls, WC with concealed cistern, wash hand basin within a vanity unit, and a main powered shower unit.

Additional benefits include gas central heating, double glazing and on street parking within the surrounding area.

Note - Neither the gas boiler or cooker are in working order.

EXTRAS

To include white goods, carpets, blinds/curtains, and light fittings. Other items of furniture are available if wanted. The property will be sold as and the condition of any systems of a working nature will not be warranted

OFFERS

Offers Over £190,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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