OFFERS OVER £165,000

210 Flat 3 Bonnington Road
Edinburgh, EH6 5BH

drummondmiller
Solicitors & Estate Agents



- A bright and characterful 1 bed flat in the popular Bonnington district
- Attractive first-floor flat within a traditional stone-built tenement.
- Bright and spacious living room
- Freshly painted throughout, with a light and neutral décor
- Newly installed roof (2026) with the benefit of a 15-year warranty.
- Shared communal garden.
- Epc C



Description

Drummond Miller is delighted to present this attractive first-floor flat, forming part of a traditional stone-built tenement in the popular Bonnington district of Edinburgh.

The accommodation begins with an entrance hallway providing access to all rooms, including a spacious living room with plenty of natural light from the rear-facing windows which face onto the back green. The separate kitchen is fitted with a range of units and offers space for appliances.

There is a generously proportioned double bedroom, also benefiting from excellent natural light. Completing the accommodation is a shower room and a useful separate storage cupboard.

The property has been freshly painted throughout, with new carpets fitted in the hallway and living room, while retaining a wealth of traditional charm.











Heating & Glazing
There are double-glazed windows throughout and gas central heating. The boiler was installed in 2021, has been serviced annually and benefits from 5 years remaining on the warranty.

Garden and parking
The property benefits from access to a shared rear communal garden. On-street parking is available nearby without the requirement for a parking permit.

Location
Bonnington Road is situated within the popular Bonnington district of Edinburgh, an increasingly sought-after residential area conveniently positioned between the city centre and the vibrant neighbourhood of Leith. The area offers an excellent selection of local amenities, with independent cafés, restaurants, traditional pubs and shops available nearby. Further shopping and leisure facilities can be found along Leith Walk and at Ocean Terminal.

The Royal Botanic Garden Edinburgh is also within easy reach, providing a beautiful setting for leisurely walks and outdoor recreation throughout the year.

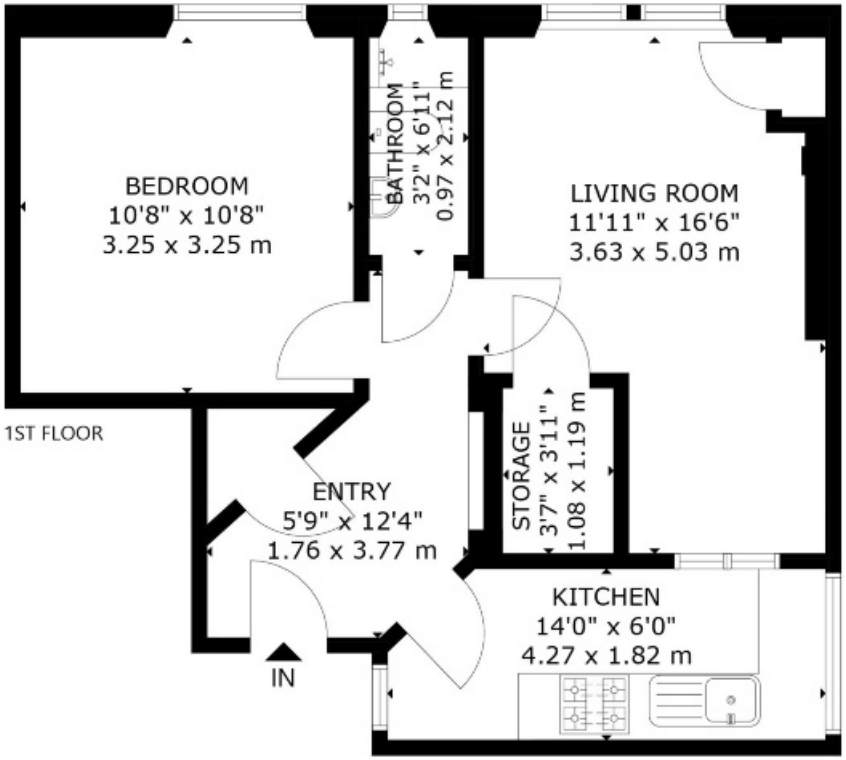
The property is well placed for access to Edinburgh city centre, with regular public transport services providing convenient connections across the city. Nearby green spaces and walking routes offer opportunities for outdoor recreation, while the area's ongoing regeneration and popularity make it an appealing choice for both first-time buyers and investors. The combination of traditional character, convenient amenities and accessibility makes this a particularly attractive location.

EPC and Council Tax
Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report
The property has been valued at £170,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, pelmets, blinds, light fittings, fridge and washing machine are included in the sale price.





210 FLAT 3 BONNINGTON ROAD, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 506 SQ FT / 47 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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