NEILSONS

Solicitors & Estate Agents



Offers Over

£269,000

30/7 West Bowling Green Street

Bonnington | Edinburgh | EH6 5PB

An excellent opportunity has arisen to acquire this impressive and beautifully presented first-floor apartment, forming part of a modern development in the popular residential area of Bonnington. Ideally positioned within easy reach of Edinburgh City Centre and the vibrant, cosmopolitan district of The Shore, the property offers an ideal home for first-time buyers and young professionals alike.

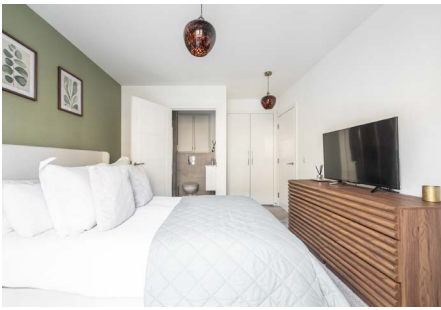
- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Lift Access
- Residents Parking
- Communal Grounds
- EPC Rating – B
- Council Tax Band - E



Description

The well-proportioned accommodation comprises a secure entry system, with lift and stair access to all floors, and a welcoming entrance hallway incorporating useful utility and storage cupboards. There is a spacious south facing reception/dining room featuring a Juliet balcony, open plan to a modern fitted kitchen with granite worktops and a range of integrated Bosch appliances. The principal bedroom is generously proportioned and benefits from fitted wardrobes and a stylish en-suite shower room. There is a further good-sized double bedroom, also with fitted wardrobes, and a contemporary bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating and double glazing throughout.





Extras

All fitted floor coverings, integrated blinds and curtains will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine.

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. £150. This includes maintenance of communal areas, lift maintenance and buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

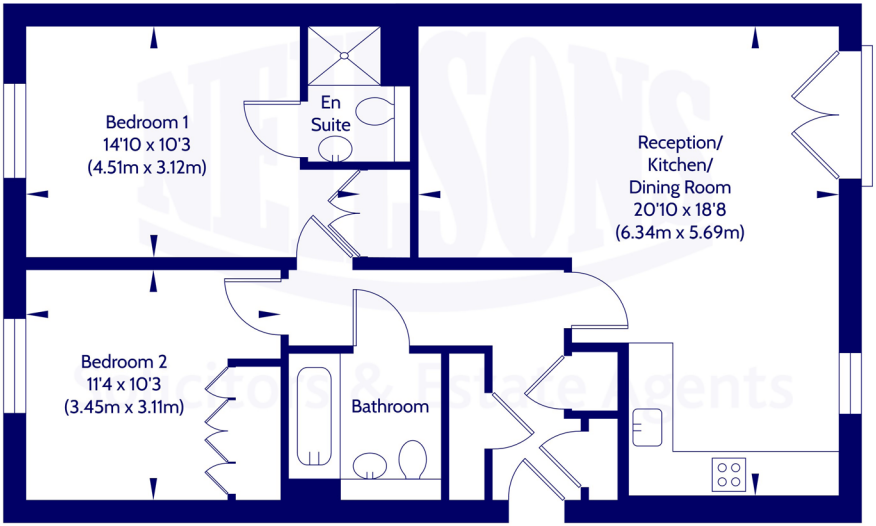
West Bowling Green Street forms part of a desirable residential area located in Bonnington, only a short distance from the City Centre and The Shore. There is a superb range of boutique shops, cafes, restaurants, and pubs in Bonnington and neighboring Canonmills, together with Tesco and Lidl supermarkets. 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 70 Sq M / 755 Sq Ft.

1st Floor



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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For helpful, friendly, personal advice, get in touch.

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