

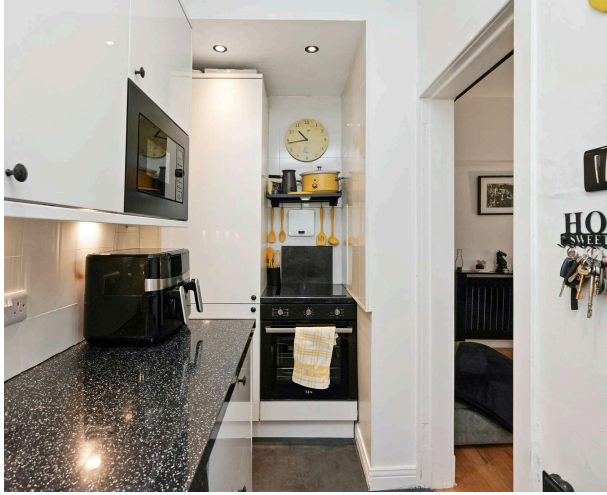
McDougall McQueen
solicitors & estate agents

1/2 Bonnington Avenue, Edinburgh, EH6 5QH

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Welcome

A spacious and versatile three-bedroom property arranged over two levels, situated in a popular area of Edinburgh, close to excellent local amenities and transport links. Properties offering accommodation of this size in this location are seldom available. The property has been upgraded and allows any buyer to move in with ease.

The accommodation comprises a bright lounge with twin windows providing excellent natural light, a stylish sliding barn-style door leading to the kitchen and a clever fold-away dining table.

The kitchen offers a good range of fitted units with ample worktop space and storage, complemented by under-pelmet and plinth lighting.

There are two generously proportioned bedrooms on the ground level, together with a beautifully refitted shower room featuring a modern shower enclosure with attractive shower boarding, stylish tiling, an illuminated mirror and natural light.

The lower ground level provides a third bedroom with built-in wardrobes and access to a useful additional storage area.

Externally, a small garden area to front and there is access to a rear outdoor drying area. Further benefits include gas central heating and double glazing. Offering generous and flexible accommodation in a popular city location, early viewing is highly recommended.







Bonnington

Bonnington Avenue is situated within the popular and well-established Bonnington area of Edinburgh, ideally positioned between Leith and the city centre. The area offers an excellent selection of local amenities, including supermarkets, independent shops, cafés, restaurants and everyday services.

The vibrant Shore area of Leith is within easy reach, renowned for its excellent choice of restaurants, fashionable bars and waterfront setting. Nearby Ocean Terminal provides further shopping and leisure facilities, whilst the city centre offers an extensive range of retail, cultural and entertainment attractions. For outdoor enthusiasts, the nearby Water of Leith Walkway provides scenic walking and cycling routes, with Victoria Park and the Royal Botanic Garden Edinburgh offering additional green spaces to enjoy.

The area is well served by public transport, with regular bus services and nearby tram connections providing convenient access to the city centre, Edinburgh Airport and surrounding areas. There is also a good selection of local schooling, making this an appealing location for a wide range of buyers.

Extras

Included in the sale are all window coverings and light fittings.



Get in touch

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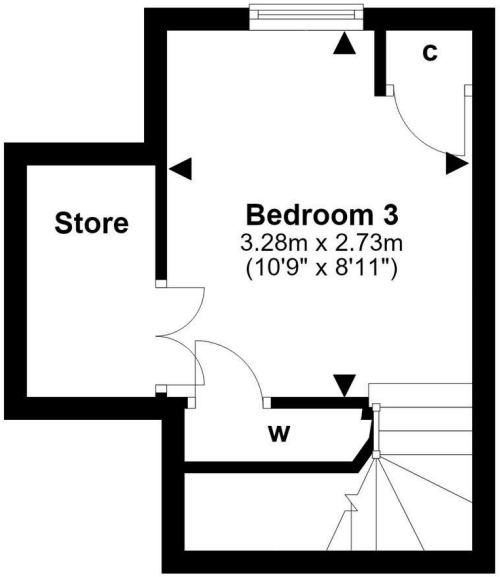
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EH22 1JB

Bruntsfield Office:
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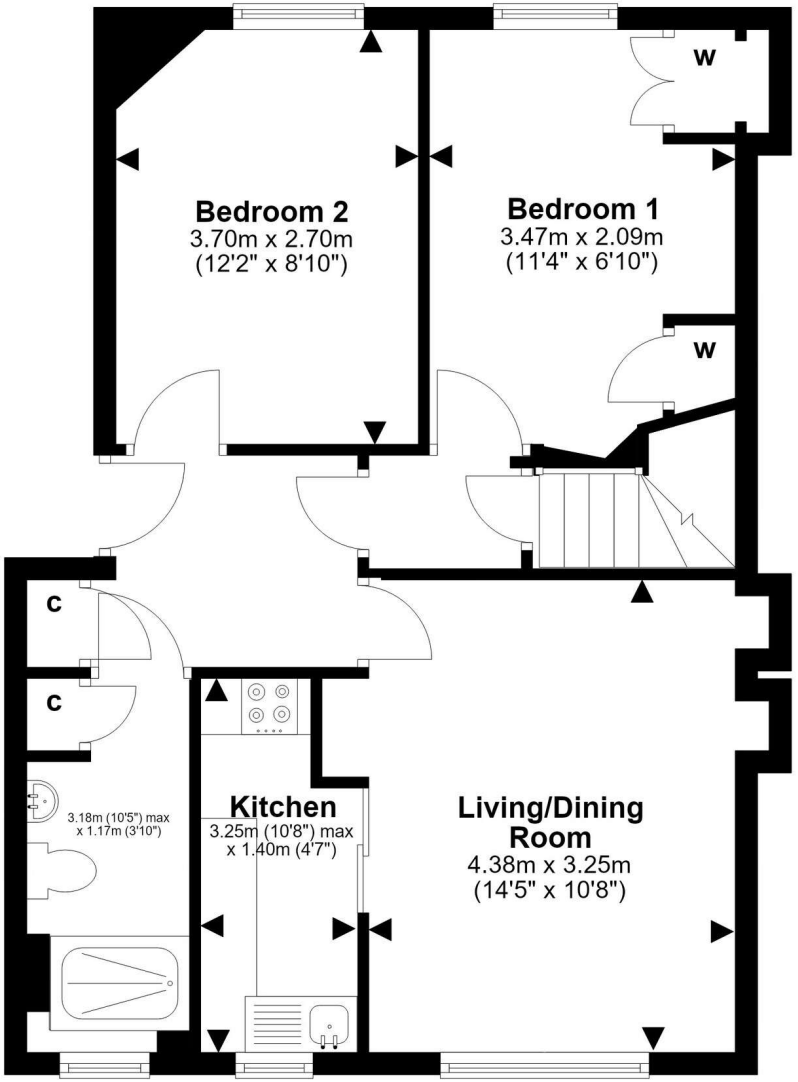
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Lower Ground Floor





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.

Ground Floor