



Leith

208 Bonnington Road
EH6 5BH

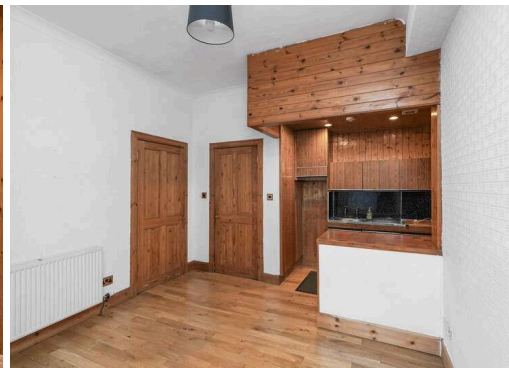


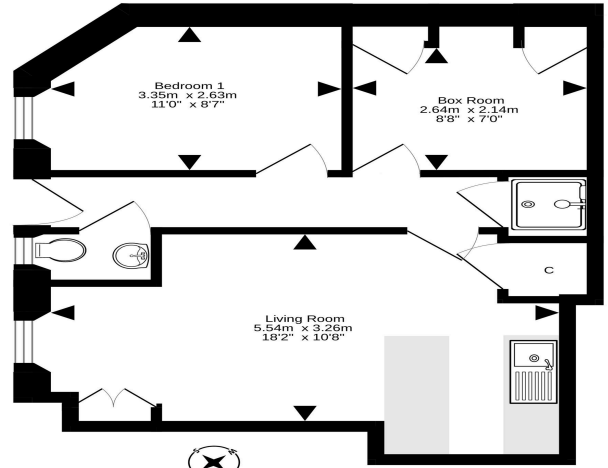
Maindoor Flat

OFFERS OVER £135,000

- Entrance hall
 - Livingroom with open plan kitchen
 - Bedroom
 - Boxroom
 - WC
 - Separate Shower room
-
- Gas central heating
 - Double glazing
 - Shared rear garden
 - Upgrading required
 - Excellent first-time purchase

Viewing - by appointment please call
Solicitors 0131 253 2379





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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This main door flat would be ideal for a first-time purchase/investor. The property is well 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 situated to the front and comprises an entrance hall featuring wooden floors and gives access to the rest of the flat. The open plan kitchen/living room is front facing, and the living area features 2 storage cupboards, one of which houses the gas boiler, plain cornice and a ceiling rose. The kitchen area has base and wall units, a sink unit, and spaces for freestanding appliances. The double bedroom has laminate flooring, plain cornice, and a window into the box room. The box room has a window into the front facing bedroom allowing in natural light, and there is large built in cupboard space. A WC cloakroom is to the front of the flat and this features a WC, and a wash hand basin. There is a separate shower closet to the rear of the property comprising of an electric Mira shower unit and splashback walls and ceiling. Additional benefits include gas central heating, double glazed windows and access to a communal rear garden. The property further benefits from nearby unrestricted on street parking.

OFFERS

Offers Over £135,000 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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