



14 (1f2) Trafalgar Street Bonnington, Edinburgh EH6 4DG

**Light Two Bed First Floor Flat Within Traditional Building In Popular Area
Well Proportioned Accommodation**

Convenient To Local Amenities, Schools And Transport Links

- Hall • Lounge • Kitchen Area • 2 Double Bedrooms • Shower Room
- Double glazing • Excellent storage •
- Shared rear garden • Entryphone • Viewing recommended •



Description

Fantastic opportunity to acquire a two bed first floor flat forming part of a traditional building pleasantly located on the corner of Trafalgar Street and Pitt Street in the sought-after district of Bonnington.

While some upgrading would be beneficial, this freshly decorated, comfortable home with letting potential offers a light well-proportioned interior comprising: entrance hall, lounge open to fitted kitchen area, two double bedrooms and shower room. Benefits include double glazed windows, excellent storage and an entryphone system providing security to the communal entrance which in turn gives access to a shared rear garden.

Location

Bonnington is an extremely popular area with nearby local convenience shopping while ideally placed to take advantage of the city's finest amenities within a short bus journey/drive away. The property is within easy access of reputable schools including Trinity Primary and Trinity Academy. Many recreational facilities in the vicinity include the beautiful Victoria Park and access to the Water of Leith walkway

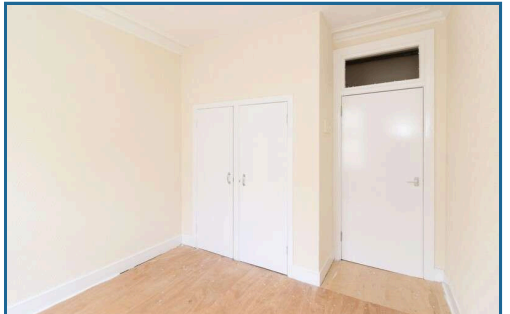
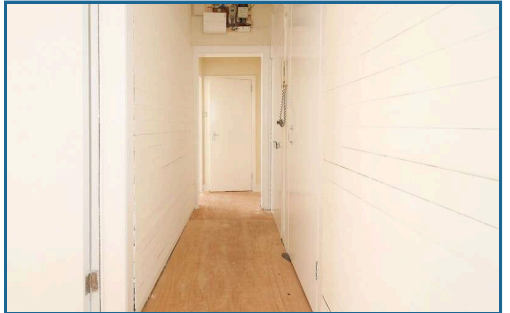
providing scenic walks and cycling opportunities. The fashionable Shore district is also easily accessible providing a range of amenities including a large sports complex, restaurants & bistros and the Ocean Terminal with shopping mall and multi-screen cinema. A frequent and effective public transport service operates nearby to many parts of the city and close proximity to Ferry Road also gives the area distinct location advantage in terms of accessibility to Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

Note This property is being sold as seen and purchasers will be required to organise their own gas and electricity suppliers from date of entry.

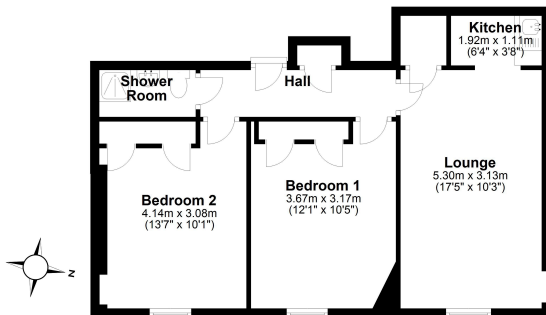
Price And Viewing For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating D

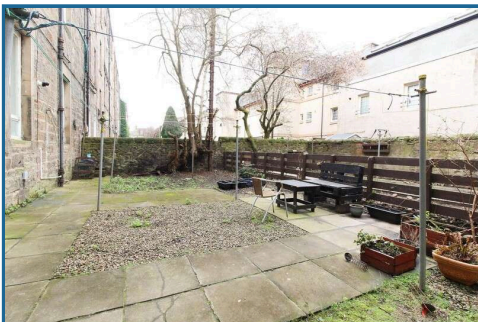
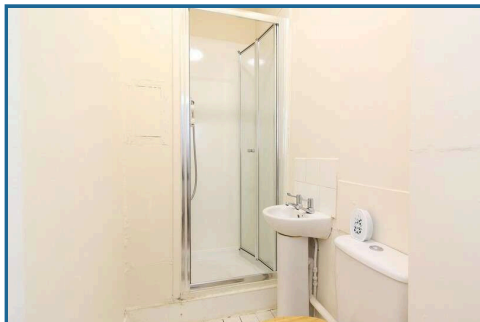
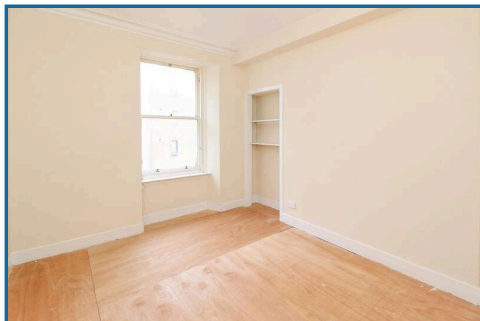
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.



14 (1f2) Trafalgar Street



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

espc

tc young solicitors

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