



**lindsays**

1 (GF1) Graham Street,  
Bonnington, Edinburgh, EH6 5QN

*"Spacious well presented two bedroom flat over two levels"*

- Ground and basement flat
- Popular area
- Twin-windowed sitting and dining room
- Kitchen
- Master bedroom and en-suite shower room
- Second bedroom
- Bathroom
- Electric heating
- Full double glazing

EPC Rating F

**FIXED PRICE £220,000**





## Description

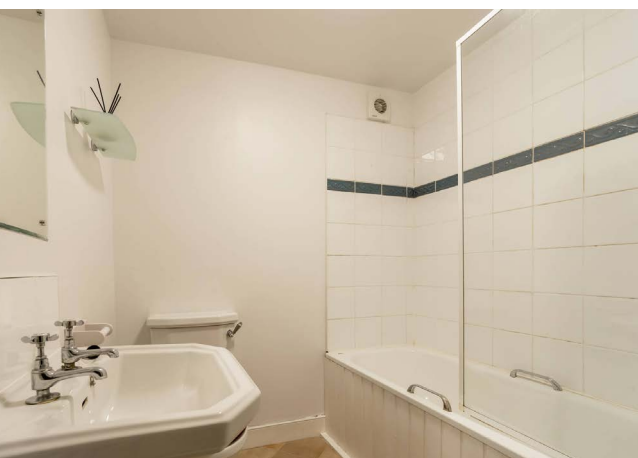
A spacious and well-presented two bedroom flat over two floors in the popular Bonnington area of Edinburgh. The property is located to the north of the city centre and within easy reach of the many amenities of Leith and Trinity. Entered via a secure entry-phone, the ground floor hallway gives access to a twin windowed sitting and dining room as well as the kitchen. Stairs lead down to the lower hallway, off which are the master bedroom with en-suite shower room, the second bedroom and the bathroom. The master bedroom has built-in wardrobes, and the second bedroom has a useful store cupboard. The property is fully double glazed, has electric heating and access to a shared rear garden.

## Area

Bonnington is an established residential area North of the City centre. An affluent location, Trinity is well served by traditional and independent shopping in neighbouring Stockbridge and Goldenacre, while major supermarkets are represented by Tesco in Broughton, Waitrose in Comely Bank, Morrisons on Ferry Road and a 24hr Asda at Newhaven. Both local and private schooling, including Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St George's School are within a short car journey. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic gardens. The port of Leith is located approximately one mile away and is home to many fine waterside restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal as is the David Lloyd Leisure Club.

## Viewing

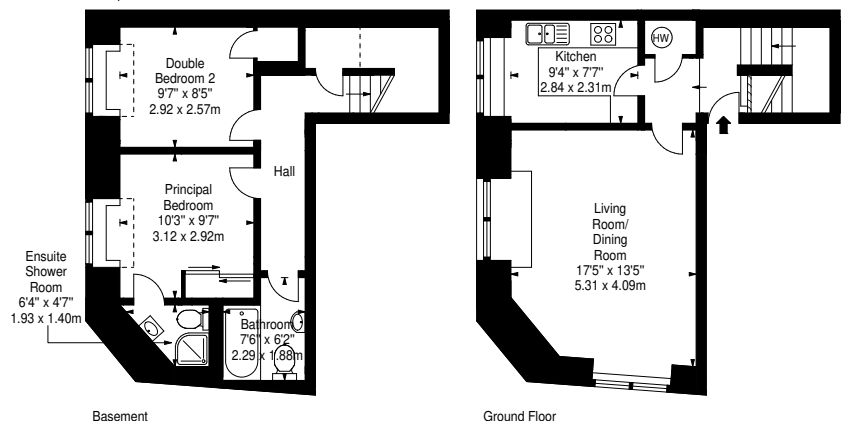
Sunday 2-4pm or by appointment contact Lindsay on 0131 229 4040



Graham Street,  
Edinburgh, EH6 5QN



Approx. Gross Internal Area  
806 Sq Ft - 74.88 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.