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2f3, 22 Trafalgar Lane, Edinburgh, EH6 4DJ

Well Presented, South-Facing, One-Bedroom, Second (Top) Floor Flat

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Property Description

Well presented, south facing, one-bedroom, second (top) floor flat, forming part of traditional style tenement. Set on a quiet side street, located in the popular Bonnington area, north of Edinburgh city centre.

Comprises an entrance vestibule, an open-plan living/dining room and kitchen, a bedroom, and a bathroom.

Highlights include varnished wood flooring for the hall and lounge, secondary glazing, a fitted kitchen, and skyline views of the city.

In addition, there is a secure entry system, and a bright communal stairway with good natural light from a skylight cupola.
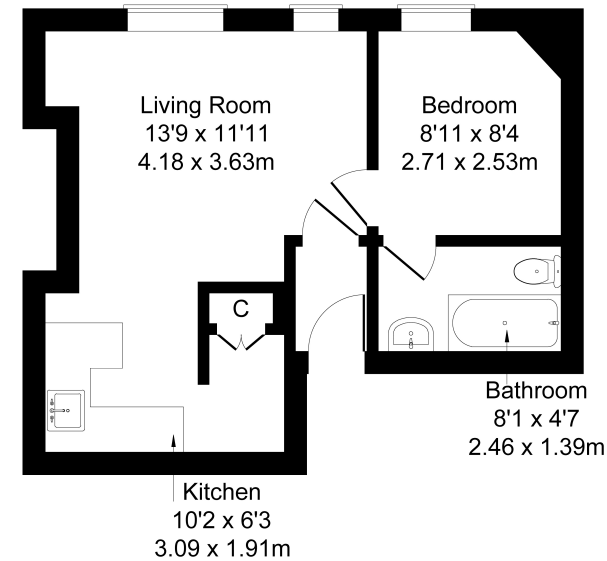
The entrance vestibule has varnished wood flooring continuing into the open-plan living/dining/kitchen, enjoying a southerly aspect allowing plentiful natural light and features a gas fireplace, a central light fitting, and an open press with shelves. To the rear of the room, the kitchen has fitted units, stone effect worktops, a tiled surround and a sink with a drainer; with a range of appliances available for inclusion or negotiation.

Set off the lounge, the bedroom has light decor and carpeted flooring; whilst completing the accommodation, the bathroom is set internally, and features a three-piece including an electric shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (344 sq ft - 32 sq m.)

Living Room
13'9 x 11'11
4.18 x 3.63m

Bedroom
8'11 x 8'4
2.71 x 2.53m

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Bathroom
8'1 x 4'7
2.46 x 1.39m

Kitchen
10'2 x 6'3
3.09 x 1.91m

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnington lies roughly a mile and a half north of the city centre and is situated a short distance from vibrant Broughton Street and Leith Walk, and is therefore well-served by a range of local amenities, as well as independent retailers including butchers, fishmongers, cafes, restaurants, and bars. The newly completed St James Quarter is also within easy reach, with its wide range of retail, lifestyle, and leisure facilities on offer, with many more in planning. Further facilities can also be

vibrant Shore area, which features a wealth of popular bars and restaurants, whilst The Ocean Terminal Shopping Centre provides a multi-screen cinema, restaurants, and high-street shopping. There are numerous public parks and squares nearby, with the Water of Leith running through the area, with the 12-mile Water of Leith Walkway following its route from Balerno to Leith. There are frequent public transport services in the area available from Broughton or Leith Walk.