



204/7 Bonnington Road, Edinburgh, EH6 5BH

Tastefully Presented, Two-Bedroom, Second Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspc rightmove[®] Zoopla
find your happy

Property Description

Tastefully presented, two-bedroom, second flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Bonnington area, north of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living room and kitchen, two flexible bedrooms, a shower room, and a separate WC.

Highlights include gas central heating, double glazing, hardwood flooring, spotlighting for the hall and decorative cornice work for all the main rooms.

Externally, residents have access to a well-maintained, secluded shared garden with a lawn and planting beds, while unrestricted on-street parking is available on surrounding streets.

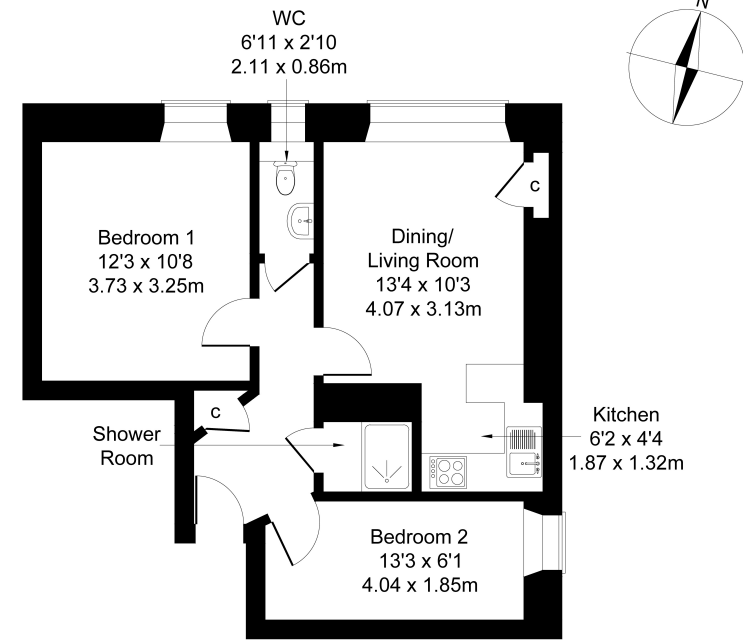
A welcoming hallway features hardwood flooring and spotlighting, while providing access throughout the property. The bright open-plan living room and kitchen benefits from a wall-mounted TV point, a ceiling rose with central light fitting, and carpeted flooring in the lounge area. The kitchen, positioned to the rear, features modern fitted units, worktops, a mosaic tiled surround, and integrated appliances, including a fridge, freezer, oven, gas hob with extractor fan, and a freestanding washing machine.

The principal bedroom has continuous hardwood flooring from the hall and includes a central ceiling rose and light fitting. A flexible second bedroom, with a side aspect window, also enjoys hardwood flooring and a matching period ceiling feature. Completing the accommodation, the fully tiled shower room has a mains shower and a ladder-style radiator, whilst a separate WC is also fully tiled, with a two-piece, a front-facing window and a ladder-style radiator.



204/7 Bonnington Road, Edinburgh, EH6 5BH

Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



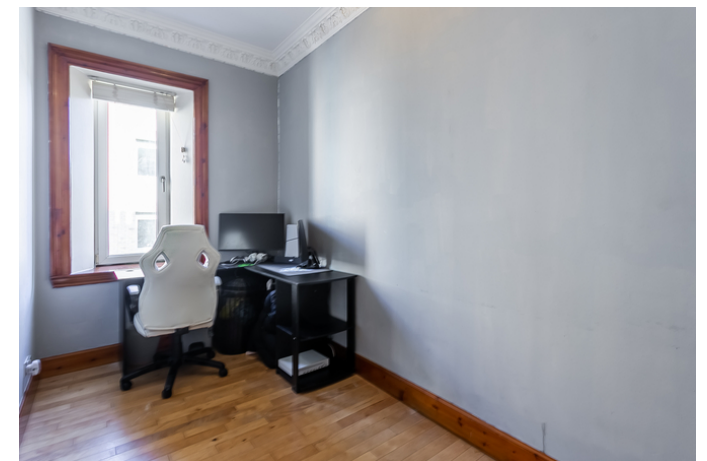
Second Floor

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

Area Description

Bonnington is a popular residential area north of Edinburgh's city centre, offering a mix of historic charm and modern convenience. The area is well-served by local amenities, including supermarkets, cafés, bars, and independent shops. The nearby Shore district provides a fantastic selection of restaurants, while Broughton Street offers a vibrant mix of dining,

boutique shopping, and nightlife. Leith Walk provides excellent transport links, including frequent bus and tram services to the city centre. Scenic outdoor spaces such as Pilrig Park and the Water of Leith Walkway are also within easy reach, making Bonnington an ideal location for those seeking both urban convenience and green spaces.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

