



**63/11, Bonnington Road, Edinburgh, EH6 5JQ**

Well-Presented & Spacious, One-Bedroom, Dual-Aspect, Third-Floor Flat

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# Property Description

Well-presented and spacious, one-bedroom, dual-aspect third (top) floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Bonnington area, north of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, a double bedroom, and a bathroom.

With superb skyline views of Arthur's Seat, features include a fitted kitchen with appliances, electric heating and double glazing. In addition, there is contemporary flooring, a generous bathroom, tall ceilings and good-sized rooms.

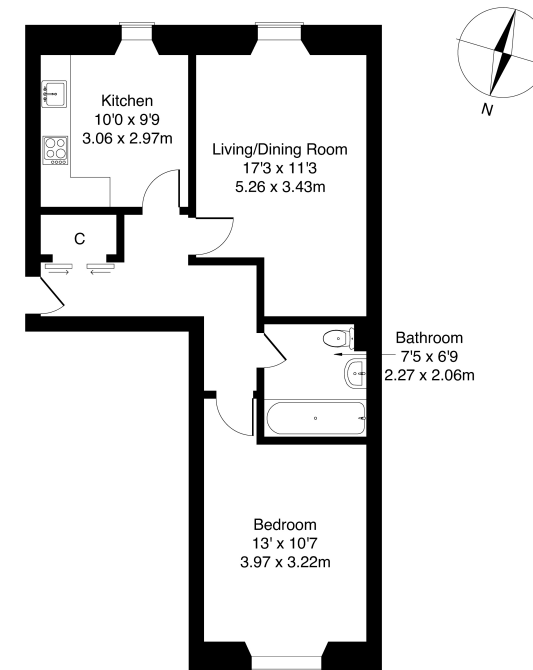
There is also a secured entry system and unrestricted parking on the surrounding streets.

A welcoming entrance hall affords access throughout the property, including convenient built-in storage. Set to the front, enjoying a south-facing aspect, with lots of natural light, the living room also offers a dining area, while features include wood-effect flooring and a fireplace surround.

Also to the front, a good-sized kitchen is finished with stylish units, wood-effect worktops, a sink with a drainer, a modern splashback surround, an integrated oven and electric hob, and a freestanding washing machine and fridge/freezer.

To the rear, a spacious double bedroom has plenty of space for furnishing, while set internally, the bathroom is fitted with a three-piece suite, including a shower over the bath and stylish tiling.

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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



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 sought-after residential area located approximately a mile and a half north of Edinburgh's city centre. Ideally positioned between the vibrant hubs of Broughton Street and Leith Walk, the area offers excellent access to a diverse range of local amenities, including independent retailers such as butchers, fishmongers, cafés, restaurants, and bars. The recently completed St James Quarter is also within easy reach, providing an extensive selection of retail, lifestyle, and leisure options, with further developments underway. The nearby Shore area adds to the

appeal, renowned for its lively atmosphere and array of popular eateries and bars. For additional convenience, Ocean Terminal Shopping Centre offers high-street shops, a multi-screen cinema, and a variety of dining options. Residents enjoy access to several green spaces and public parks, while the scenic Water of Leith meanders through the area. The 12-mile Water of Leith Walkway offers a tranquil route for walking and cycling from Balerno to Leith. Excellent public transport links from nearby Broughton Street and Leith Walk ensure easy connectivity to the rest of the city.







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