



Estate Agents and Solicitors

4/1, Redbraes Place, Bonnington, Edinburgh, EH7 4LL

Two Bedroom, Dual-Aspect, Ground Floor Flat

Up to date price and viewing info at mov8realestate.com/property

éspsc rightmove[®] Zoopla
find your happy

Property Description

Two bedroom, dual-aspect, ground floor flat with a private garden. Set on a residential street, the property is located in the Bonnington area, to the north of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, two double bedrooms, and a bathroom.

In need of refurbishment and modernisation throughout, features include uPVC double glazing, telephone points, and extensive wood-effect laminate flooring.

Externally, there is a private front garden, a well-tended communal garden to the rear, and unrestricted parking to the front and on surrounding streets.

The entrance hall includes a storage cupboard and opens into the living room which features two good-sized windows overlooking the front garden, coving, and a built-in cupboard.

Accessed from the living room, the kitchen has fitted units, stone-effect worktops, a sink with drainer, an integrated oven, ceramic hob, and space and plumbing for further white goods.

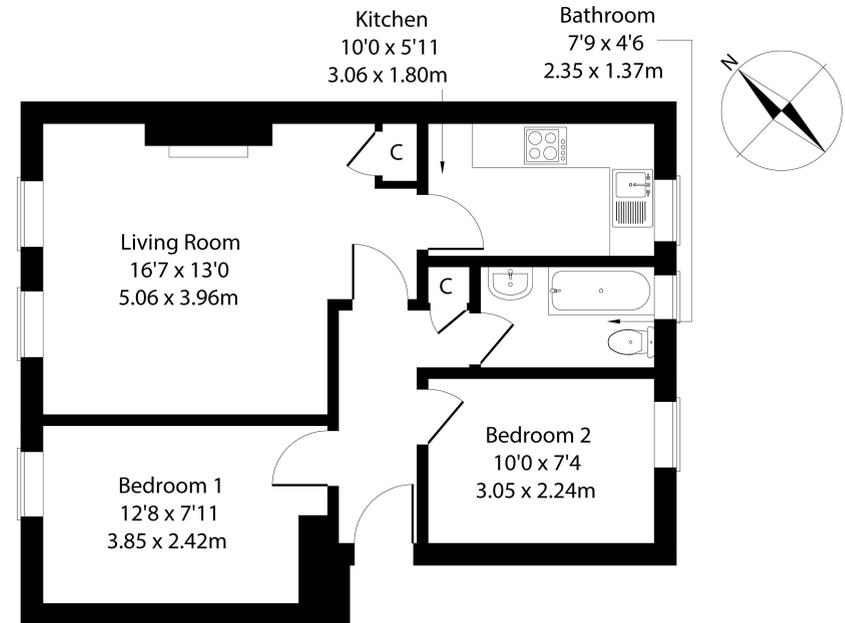
The two double bedrooms are similarly sized and set to either aspect, while the bathroom is set to the rear, and includes a three-piece suite and an electric shower unit over the bath.

A Virtual 360 Tour available online.



4/1 Redbraes Place, Broughton, Edinburgh EH7 4LL

Approximate Gross Internal Area: (538 sq ft - 50 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 lies roughly a mile and a half north of the city centre and is situated a short distance from Broughton Road and Leith, and is therefore well-served by a range of local amenities, including shops, schools, and a good choice of leisure and recreational facilities. The Water of Leith runs through the area, with the 12-mile Water of Leith Walkway following its route from Balerno to Leith.

All the amenities and attractions of the city centre are easily accessible by car or by public transport. Further facilities can also be found in the vibrant Shore area, which features a wealth of popular bars and restaurants, whilst The Ocean Terminal Shopping Centre provides a multi-screen cinema, Marks & Spencer Food Hall, restaurants, and high-street shopping.





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

