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81/10, Hopetoun Street, Bonnington, Edinburgh, EH7 4NJ

Spacious & Bright, Two-Bedroom, Dual-Aspect, Third Floor Flat

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Property Description

Spacious and bright, two-bedroom, dual-aspect flat on the third floor of a modern and factored apartment block, set in a residential development in the desirable Bonnington district, just to the north of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen/dining room, master bedroom with en-suite, a further double bedroom, and a shower room.

Features include uPVC double glazing, generous room sizes, gas central heating, excellent integral storage space including wardrobes for both bedrooms, and a fitted kitchen. The development also provides a lift service, secure entry system, factor, a resident's parking permit, as well as an additional visitor's parking pass.

The entrance hall has wood-effect laminate flooring, two storage cupboards, the secure entry phone handset and serves each room within the flat. To the rear of the property, the bright and spacious living room has laminate flooring, a pendant lighting, ample room for freestanding dining furniture, and large windows affording lots of natural light.

With a dedicated space for dining furniture, the spacious kitchen is fitted with modern units, stone-effect worktops, a tiled surround, and a stainless steel sink, with integrated appliances including a gas hob, electric oven, fridge/freezer, dishwasher and a washing machine.

The master bedroom features a built-in wardrobe, doors to a Juliet balcony and a stylish en-suite shower room fitted with a two-piece suite and shower cubicle with a mains mixer shower, whilst a similarly well proportioned second bedroom likewise has carpeted flooring and a built-in wardrobe. Set internally off the hall, the shower room is fitted with a modern two-piece suite with an electric shower, a shaver point, and tiled splash walls.

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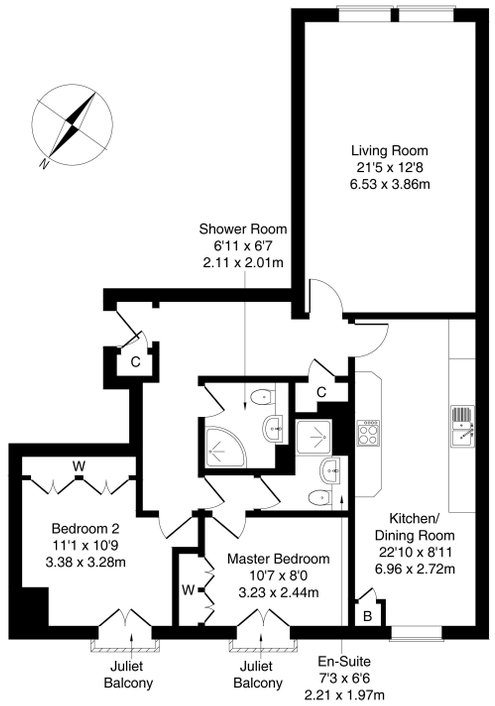
Approximate Gross Internal Area: (969 sq ft - 90 sq m.)



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.

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