



Flat 8, 26 Anderson Place, Edinburgh, EH6 5FR

Immaculately Presented Two-Bedroom Apartment with a Private Balcony

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Property Description

Immaculately presented, two-bedroom, fourth-floor (top) apartment, with a private balcony and city skyline views. Forming part of a modern, factored residential development, adjacent to the Water of Leith, in Edinburgh's Bonnington area, north east of the city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a fully integrated kitchen and fitted bathroom suites, quality continuous contemporary flooring, and light neutral decor throughout - ready to move in. In addition, there is gas central heating, triple glazing and good storage provision, including bedroom stores and a utility cupboard.

The development also provides a lift service, a secure entry system, a shared bike store, shared gardens, and a residents' car park.

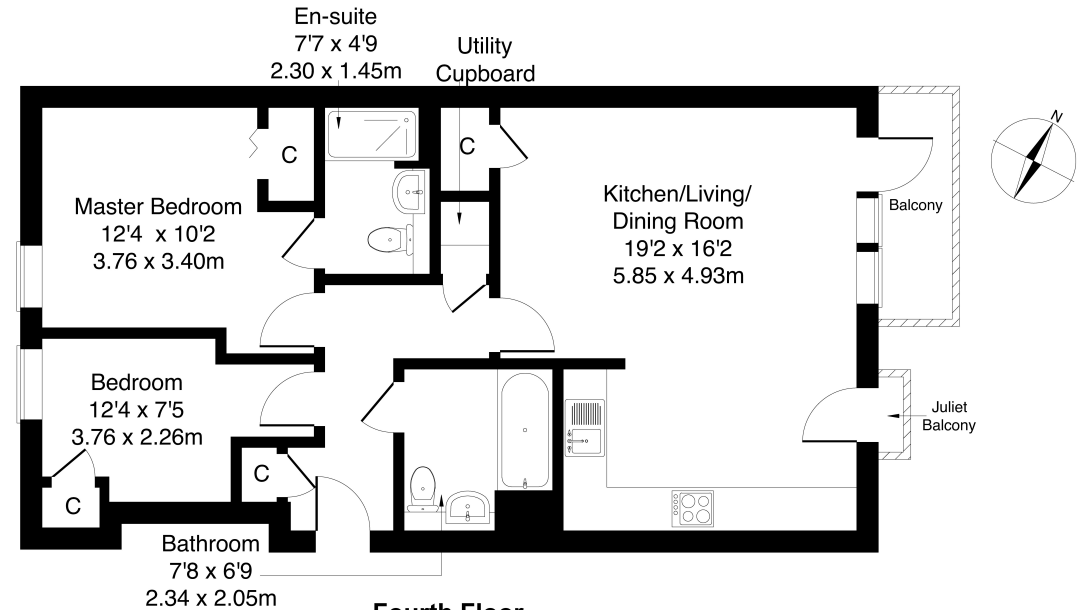
The property is entered via a welcoming hallway with wood-effect flooring that flows throughout and provides access to all rooms. The open-plan living room and kitchen create an ideal space for entertaining, with a balcony extending from the side of the living area. The kitchen is fitted with wood-effect worktops, a tiled-effect splashback, a stainless steel sink with drainer, and a range of integrated appliances including an oven with gas hob and canopy, dishwasher, washing machine, and fridge/freezer.

Bedroom one is finished with carpeted flooring, light décor, and a built-in cupboard, and further benefits from an en suite three-piece shower room with a cubicle. Bedroom two features wood-effect flooring, and set opposite is the family bathroom, comprising a modern three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (711 sq ft - 66 sq m.)



Fourth 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 well-connected and increasingly popular residential area located just over a mile north of Edinburgh city centre. Positioned between the vibrant neighbourhoods of Broughton Street and Leith Walk, it offers residents easy access to a wealth of local amenities, independent retailers, cafés, restaurants, and bars. The nearby St James Quarter provides an extensive range of retail, dining, and lifestyle options, with further developments underway, while the vibrant Shore area is renowned for its waterside restaurants, trendy bars, and bustling social scene. Ocean Terminal

Shopping Centre is also within easy reach, offering high-street stores, a cinema, and a variety of eateries. Bonnington is rich in green space, with several parks and public squares nearby. The Water of Leith runs through the area, and the scenic Water of Leith Walkway, stretching from Balerno to Leith, offers a peaceful route for walking and cycling. Excellent public transport links are available from nearby Leith Walk and Broughton Street, providing quick and convenient access to the city centre and surrounding areas.





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