



28/2, Whitingford, Edinburgh, EH6 5TB

Beautifully Presented Two-Bedroom, Ground-Floor Flat with Shared Gardens & Residential Parking

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Property Description

Beautifully presented, southerly-facing two-bedroom, ground-floor flat with shared gardens and residential parking. Set 'off-street' in an exceptionally quiet cul-de-sac located adjacent to the Water of Leith, in the Bonnington area, north of Edinburgh centre.

Comprises a vestibule, a hallway, a living room, a kitchen, two flexible bedrooms, and a bathroom.

Tastefully finished throughout, highlights include a modern kitchen, contemporary flooring and lighting, a full range of integrated appliances and a stylish bathroom.

Additionally, there is gas central heating, double glazing, continuous contemporary flooring, and good storage. This desirable development offers unrestricted residents' parking, a secured entry system, and shared garden grounds.

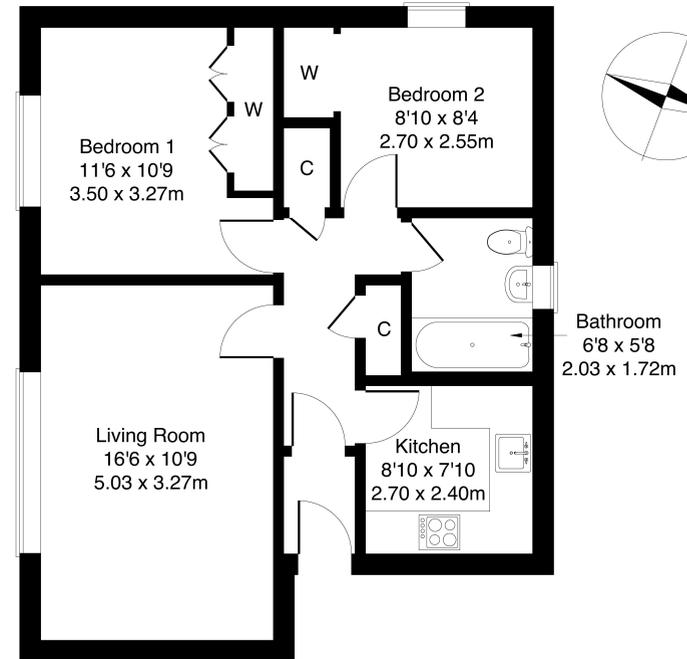
A welcoming entrance leads through to the spacious living room, featuring light décor and contemporary flooring, and benefiting from a large window allowing plenty of natural light throughout. The kitchen continues the contemporary tiled-effect flooring and is fitted with modern countertops and a stylish splashback, creating a sleek finish. It includes a stainless steel sink with drainer, integrated oven and gas hob with canopy above, as well as a washing machine, dishwasher, and fridge/freezer.

Both bedrooms are finished with tasteful décor and matching contemporary flooring from the hallway, with bedroom one further benefiting from built-in wardrobes, while bedroom two includes a single cupboard for additional storage. Completing the property is the family bathroom, fitted with a three-piece suite including a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (603 sq ft - 56 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 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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