



Flat 7, 11 West Bowling Green Street, Bonnington, Edinburgh, EH6 5PQ

Immaculately-Presented & Spacious Three Bedroom, Fourth Floor Apartment

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Property Description

Immaculately-presented and spacious, three-bedroom, fourth floor apartment with a private balcony and a southerly-facing view to Arthur's Seat. The property is part of a modern (March 2020) and factored residential development, located in Edinburgh's Bonnington area, north of the city centre.

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

In ready-to-move-in condition, highlights include a modern integrated kitchen, stylish fitted bathroom suites, contemporary flooring, and light neutral decor throughout. In addition, there is recent carpeted and wood-effect flooring (June 2020), gas central heating, triple glazing, and superb storage provision including bedroom wardrobes. The development also provides a secure entry system, lift service, a secured shared bike store on the ground floor, and a residential car park.

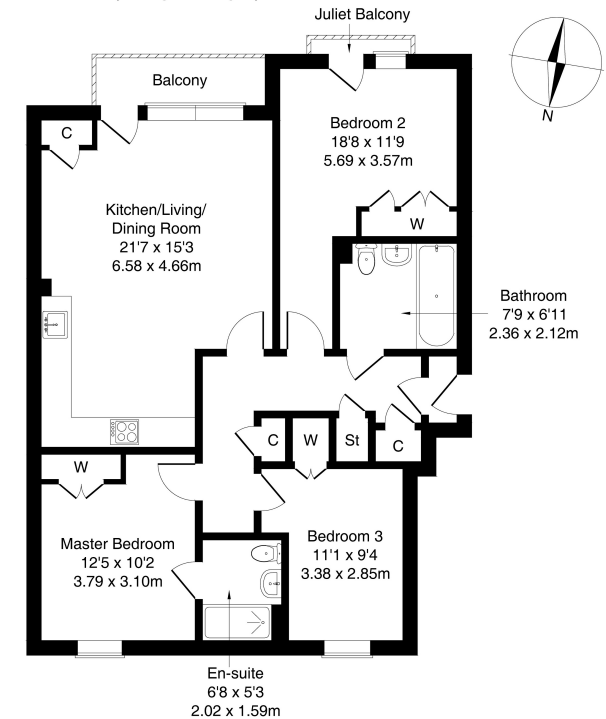
A generous hallway features wood-effect flooring, the entryphone system, and gives access throughout the property, including to three store cupboards (one housing the washing machine). The spacious, open-plan public room includes wood-effect flooring, a store cupboard, two pendant light fittings, and access to the private south-facing balcony.

Set to the rear of the room, the kitchen has a spot light fitting above, with fitted units, wood-effect worktops with a matching upstand, a sink with drainer, unit downlighting, and an integrated fridge/freezer, dishwasher, electric oven and gas hob with a stainless steel backsplash.

The master bedroom is set to the northerly-facing aspect and includes a built-in wardrobe, TV and phone points, carpeted flooring, and an en-suite shower room with a fitted suite, shaver point, and an integrated cubicle. Bedroom two is south-facing and features a Juliet balcony, carpeted flooring, and a built-in wardrobe, while a third flexible bedroom is set to the north and also includes a built-in store and carpeted flooring. Set internally off the hall, the generous family bathroom is fitted with a modern three-piece suite, with a mains shower over the bath, and includes a shaver point and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (936 sq ft - 87 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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