



4 South Fort Street, Edinburgh, , EH6 4DN

Tastefully Presented Two-Bedroom Home with a Garden

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Property Description

A bright and beautifully presented two-bedroom end-terraced home, ideally located north of Edinburgh City Centre. Comprising a welcoming entrance hall, spacious living/dining room, stylish contemporary kitchen, two generous double bedrooms, and a modern family bathroom.

Situated in a well-established, desirable area with excellent transport links and close proximity to Edinburgh City Centre.

A wide range of local shops, independent retailers, cafes, and essential services are all within easy reach. Further benefits include a private garden, perfect for outdoor relaxation.

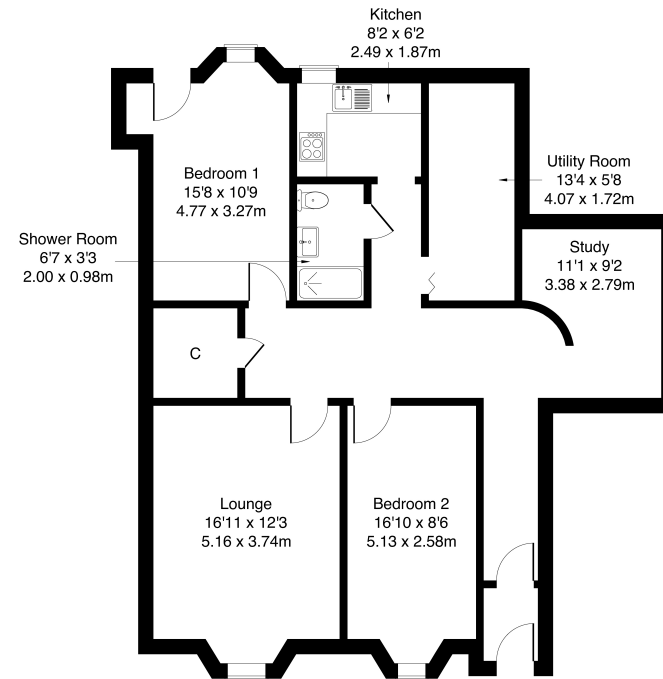
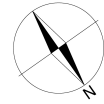
A light and bright entrance featuring a welcoming vestibule welcomes you into this main door entry flat, which benefits from a private front courtyard. The long hallway provides access to all rooms. Immediately upon entering, there is a dedicated entrance section with convenient storage. To the front, you'll find a versatile study, finished with attractive wooden flooring and light, modern décor. The hallway features beautiful panelled detailing, adding texture and character. Further along, to the right-hand side, is a practical utility room with space for appliances. Adjacent is a modern bathroom with a three-piece suite, wall-panelled splashbacks, a shower cubicle, and a ladder-style radiator.

Continuing down the hall, the kitchen boasts modern countertops, an integrated hob and oven, a stainless steel sink with a drainer, and space for a freestanding fridge. Opposite, bedroom two offers consistent wooden flooring and light décor throughout. At the rear, the living room continues the modern design with wooden flooring and a large bay window flooding the space with natural light. A mounted TV point and tasteful light décor complete this inviting room. The spacious master bedroom benefits from ample natural light, wooden flooring, and soft, neutral décor, with direct access to the private rear garden — ideal for entertaining guests. Additionally, there is a communal garden for residents to relax and enjoy the greenery.



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Approximate Gross Internal Area: (1023 sq ft - 95 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 located approximately a mile and a half north of Edinburgh's city centre, conveniently positioned close to the lively areas of Broughton Street and Leith Walk. Residents enjoy excellent access to a wide range of local amenities and independent retailers, including butchers, fishmongers, cafés, restaurants, and bars. The recently completed St James Quarter is also easily accessible, offering an extensive selection of retail, leisure, and lifestyle facilities, with further developments planned. Additional dining and entertainment options can be found in the vibrant

Shore area, known for its popular bars and restaurants, while the nearby Ocean Terminal Shopping Centre features high-street stores, a multi-screen cinema, and a variety of eateries. The area is also well-served by green spaces, with several public parks and squares nearby. The Water of Leith flows through Bonnington, with the scenic 12-mile Water of Leith Walkway providing a picturesque route from Balerno to Leith. Frequent public transport services operate from nearby Broughton Street and Leith Walk, ensuring convenient travel throughout the city.





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