

D.J.ALEXANDER



2/1 Bonnington Avenue
Edinburgh | EH6 5QH



Property Overview

- Hall
- Sitting/dining room
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Communal rear garden
- Unrestricted on street parking

Description

This ground floor two bedroom flat is located within the popular Trinity area of Edinburgh. The property would make an ideal buy for the first-time buyer or shrewd lettings investor. The accommodation comprises: hallway with two storage cupboards; sitting/dining room with fireplace and quietly positioned to the rear of the property; kitchen with ample wall and base units and tiled splashback; two double bedrooms; and the bathroom with three-piece white suite completes the accommodation. The property has the benefit of gas central heating, double glazing, access to a communal rear garden and unrestricted on street parking which add to the appeal of the property.



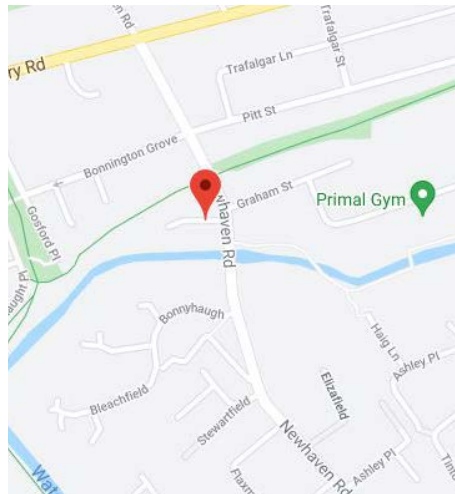
Extras: All fitted flooring, window coverings, integrated & non-integrated appliances are included in the sale. No warranties or guarantees will be provided.



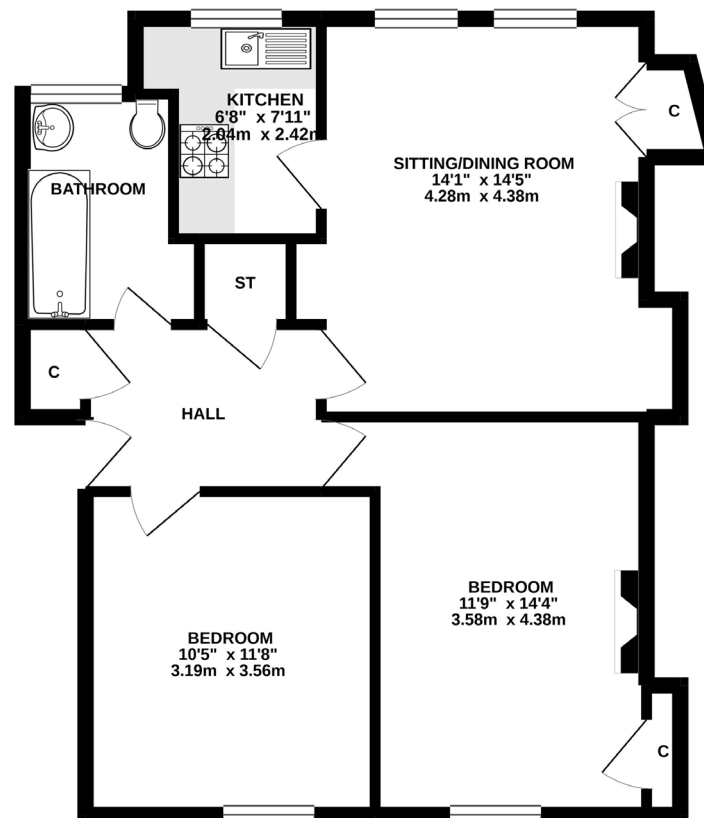
Location

Bonnington Avenue is located within the ever popular area of Trinity, which lies approximately two and a half miles north of Princes Street. There are a number of local shops on Ferry Road at both the Newhaven Road and Inverleith Row junctions. A choice of supermarket shopping is available at Ferry Road, Newhaven, Stockbridge and Broughton. Recreation facilities found locally include bowling and tennis courts at Trinity Park, whilst The Royal Botanic Garden, Inverleith Park and walks along the Firth of Forth are all within reasonable walking distance of the property. In addition, David Lloyd leisure centre which offers a range of multiple sporting facilities is located at Newhaven. There is also a selection of restaurants at Newhaven Harbour and even more choice at Ocean Terminal together with extensive undercover shopping and multi-screen cinema. A number of buses operate regularly along Newhaven Road and Ferry Road providing routes to the city centre and other areas, whilst the motorist can find routes to the east and west via Ferry Road.





GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

2 BONNINGTON AVENUE, EDINBURGH

TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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