

D.J.ALEXANDER



63/9 Bonnington Road
Edinburgh | EH6 5JQ



Property Overview

- Hall
- Living room
- Adjoining kitchen
- Two bedrooms
- Bathroom
- Traditional sash and case windows
- Gas fired central heating

Description

This is a third floor two bedroom flat in a Victorian end terrace tenement in the Bonnington district of Edinburgh, located to the north of the city centre. With the exception of the bathroom, there are treated wood floors throughout and the bright, well-presented accommodation comprises: hall with double door cupboard; large south facing living room with adjoining kitchen; kitchen with both wall and floor mounted storage, work surfaces and integrated appliances; two double bedrooms and; partially tiled bathroom with three piece suite and shower over the bath.

Location

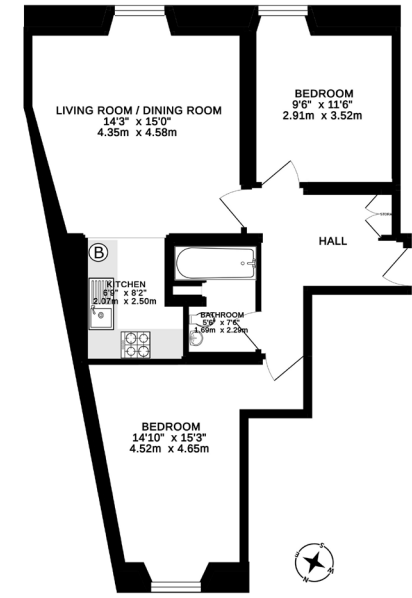
Bonnington lies approximately 3 miles north of the city centre and has a variety of local shops and both a Tesco and Asda store. Ocean Terminal Shopping Centre offers a multitude of high street names as well as a multi-screen cinema and a gym. The fashionable Shore area is within walking distance and is home to many of Edinburgh's most popular bars, restaurants and bistros. Leith Links, the Botanic Gardens and the Water of Leith offer places to relax as well as walking and cycling paths in idyllic surroundings. There are good regular bus services running to and from Bonnington and direct access to the road network for the East Coast, the Queensferry Crossing, the City Bypass and the connecting motorways.

Extras

All fitted flooring, integrated appliances and window coverings are included in sale.

Viewings

By appointment with DJ Alexander.



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 TOTAL FLOOR AREA: 610 sq. ft. (56.7 sq. m) approx.
 Whilst every effort has been made to ensure the accuracy of the figures concerned, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have been listed and no guarantee as to their operability or efficiency can be given.
 Issue with Message 10/13



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.



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