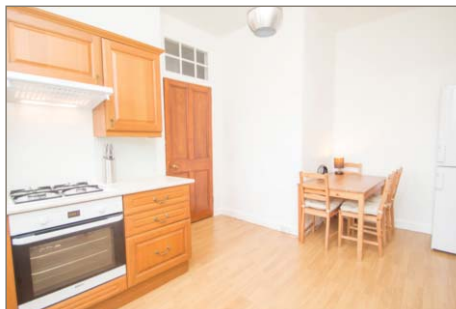




260 Bonnington Road
EH6 5BE

A beautifully presented 1st floor flat quietly located to the rear of a traditional built Victorian tenement close to the city centre and Shore area. Well laid out and bright accommodation of hallway, lounge with original feature fireplace, modern dining sized kitchen with built in appliances, double bedroom with built in wardrobes and luxuriously refitted white bathroom with electric shower above bath. Laminate flooring. PVC double glazed windows. Secure entryphone system. Very well maintained shared rear garden. Ideal first time purchase or buy to let investment.





| | |
|----------------|--------------------------------|
| Lounge | (14'6 x 10'3) 4.43m x 3.13m |
| Dining Kitchen | (14'5 x 10'5) 4.39m x 3.18m |
| Double Bedroom | (14'1 x 7'7 max) 4.29m x 1.59m |
| Bathroom | (6'10 x 4'7) 2.09m x 1.40m |

260 Bonnington Road lies approximately 1.5 miles North East of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available nearby. Within the immediate vicinity there is a wide range of facilities to meet everyday needs including shops, post office, newsagents, Tesco superstore with Costa coffee, Pilrig Park and Water of Leith Walkway with cycle path. It is also worth noting the close proximity to the Omni Centre at Greenside which has a multi screen cinema complex with the neighbouring Shore district having a plethora of waterside bars and restaurants.

Energy Performance Rating E

