



3/6 Bonnington Avenue,
Edinburgh,
EH6 5QH



Top Floor Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Two double bedrooms
- Bathroom

features

- Panoramic southerly views
- Feature fireplaces
- Feature livingroom walls
- Unrestricted on street parking
- South facing roof terrace
- Gas central heating
- Double glazing
- Sanded floorboards

description

Exceptionally bright and beautifully presented top floor flat in a 1920s red sandstone tenement. This is an exceptional flat with a wealth of period features which add to the character of this wonderful home. The accommodation comprises entrance hall with storage cupboard, sitting room with feature fireplace and uninterrupted panoramic views south across the City to Arthur's Seat, Salisbury Crag, W Hotel and Edinburgh Castle, modern fitted kitchen with appliances and feature wine box shelving, two double bedrooms, both with feature fireplaces and a bathroom with modern bath with shower over and Metro tiling, and feature coloured wc and wash hand basin. The property benefits from gas central heating and double glazing and there is a south facing communal roof terrace. Overall, viewing is highly recommended to appreciate the accommodation.



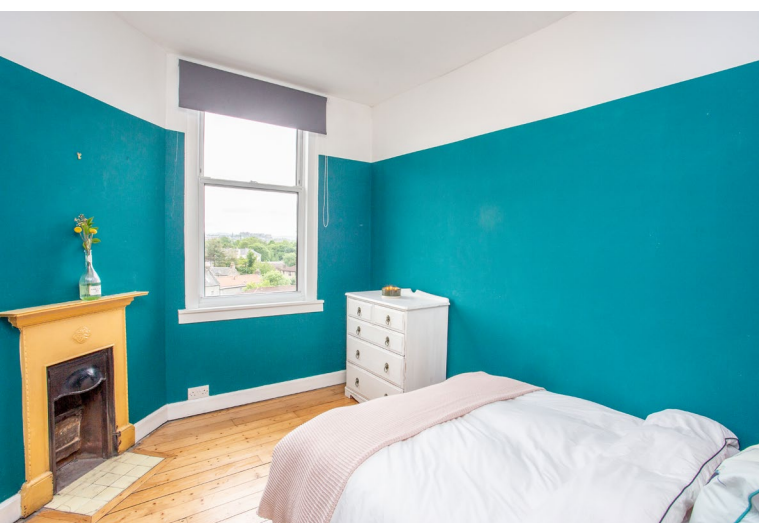
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Home Report
Value: £230,000

Items to be included in the sale price:

Ceiling light fittings, blinds, Jotul Stove, decorative shelving in bedrooms and kitchen and kitchen appliances (oven, induction hob, extractor hood, fridge/freezer and washing machine). Please note other items and furniture may be available by separate negotiation.



TOTAL FLOOR AREA: 57.8 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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