

**143b/1 Bonnington Road
Edinburgh
EH6 5NQ**



Marwicks
Solicitors & Estate Agents

143b/1 Bonnington Road, Edinburgh, EH6 5NQ

Located on the north side of Edinburgh in a popular, modern residential development, this attractively proportioned ground flat could provide a fine first home. Conveniently located for local amenities, Bonnington Road is within easy reach of Edinburgh city centre and is on Lothian bus route 36. The property benefits from residents' parking to the rear of the property. The flat itself is entered via an entry-phone-protected and well maintained common stair, has double glazing, gas fired central heating, and many extras are included in the purchase price. Annual factoring charges, which include buildings insurance and maintenance of communal areas, are currently around £600.

ENTRANCE HALLWAY: L-shaped. Fitted carpet. Deep shelved cupboard with electric light and gas central heating boiler. One single central heating radiator. One single 13 amp socket.

LIVINGROOM (13'6" x 11'11" maximum): To the front of the house. Attractively decorated. Fitted carpet. Double window to the front of the house. Curtain rails (NB curtains not included). Feature window arch to kitchen. Triple ceiling light fitting. Television aerial point. Cable TV point. One double central heating radiator. One single, four double 13 amp sockets.

KITCHEN: A good sized and well laid out kitchen with ample floor and wall units. Tiled floor. Worktop areas to two walls. Inset stainless steel sink. Built-in gas hob and electric oven with cooker hood/light above. Washing machine. Extractor fan. Tiling between worktop and wall units. Under-unit lighting. Triple ceiling light fitting. Feature arched window to livingroom. One single central heating radiator. Two double 13 amp sockets plus spur points for appliances.

DOUBLE BEDROOM (17'3" x 10'9" maximum including wardrobe space): To the rear of the house. An attractively proportioned and bright bedroom with one double window plus a single window. Fitted carpet. Two extremely large double wardrobes. Venetian blinds, curtains and curtain rails included. Four-light ceiling light fitting. Television aerial. Cable TV point. One double central heating radiator. One double, two single 13 amp sockets.



BATHROOM: An attractively laid out bathroom with three piece suite comprising bath with shower and shower screen above, built-in wash-hand basin in vanity unit, and toilet. Built-in shelves and cupboards plus full width mirror above wash-hand basin. Extractor fan. Single central heating radiator. Two feature downlight spotlights at wash-hand basin area plus ceiling light.

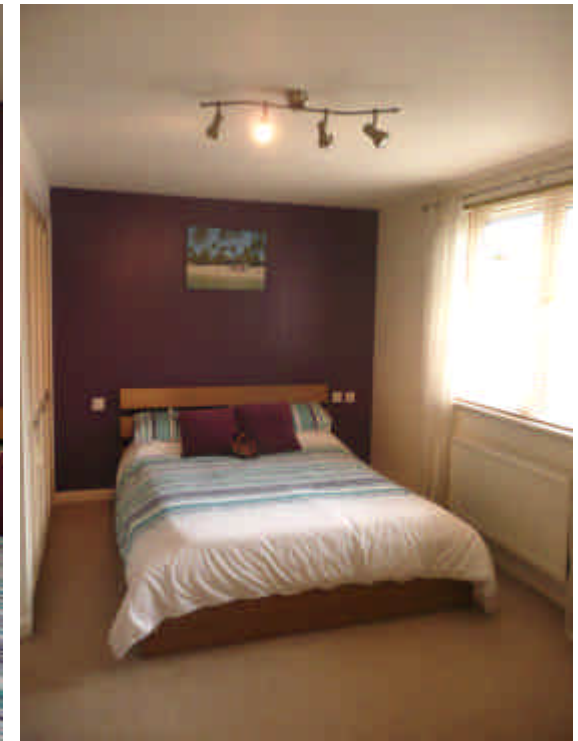
BICYCLE STORE: There are two bicycle stores available for use and these are located to the rear of the property.

GENERAL: The whole house is in excellent decorative order and in ready-to-move-into condition. Early viewing is recommended.

VIEWING: By appointment - telephone (0797) 6957803

PRICE: Reduced Fixed price £124,950.

www.marwicks.co.uk





40 Dundas Street
Edinburgh EH3 6JN



Tel 0131 558 1166
FAX 0131 556 9429
email: mail@marwicks.co.uk

