



**2/5 MULBERRY PLACE
BONNINGTON
EDINBURGH
EH6 4BT**

**OFFERS OVER
£230,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
SECOND FLOOR
FLAT IN A TRADITIONAL
TENEMENT BUILDING IN
A POPULAR RESIDENTIAL
AREA CLOSE TO EXCELLENT
LOCAL AMENITIES AND
THE CITY CENTRE**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

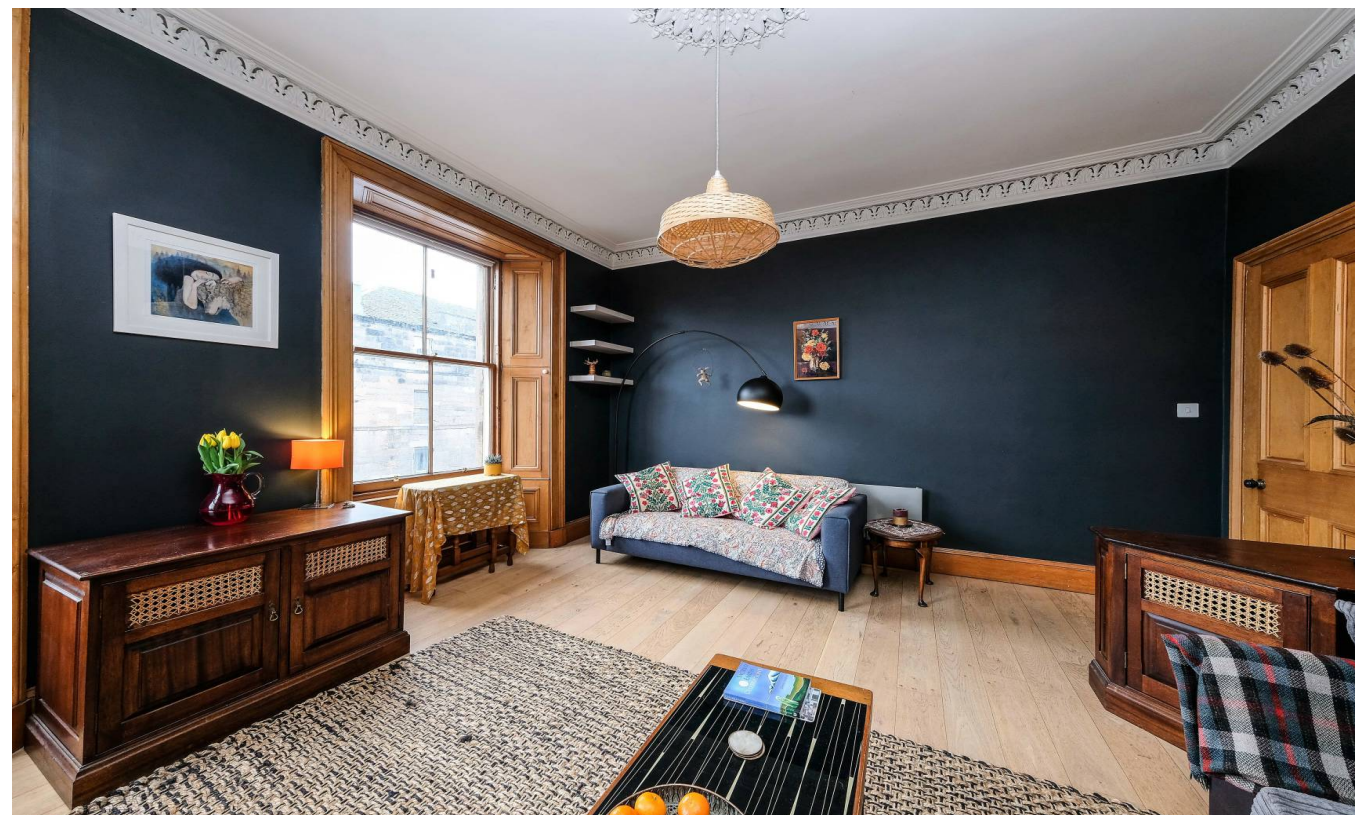
Stylish second floor flat in a popular residential location close to the city centre. A cycle/pedestrian path runs nearby giving access to various parts of the city. The Water of Leith walkway, which is also close by, offers pleasant walks both to Canonmills and Leith waterfront which provides an excellent choice of bars and restaurants and other leisure facilities. The Royal Botanic, Inverleith Park and the David Lloyd Newhaven Harbour sports centre are also close by.

The area is also well served with public transport giving quick and easy access to the city centre and surrounding areas.

Internally the property is in excellent decorative order and offers spacious accommodation. The integrated kitchen appliances are included in the sale together with all blinds and carpets. Other items may be available through separate negotiation. The property benefits from gas central heating and recently refurbished sash and case windows.

Entrance to the property is via a well maintained common passage and stair with the added benefit of a security entrance system.

The stair also provides access to the communal rear garden.



PROPERTY DETAILS

- * Welcoming entrance Hall. Utility cupboard with shelving and plumbed for washing machine. Shelved cupboard. Cornice. Entryphone handset. Full height radiator. Engineered oak flooring.
- * Bright and spacious Lounge with twin windows to front. Window shutters. Feature fireplace with marble surround and gas stove. Shelved recess. Decorative cornice and rose. Shelving. Radiator. Engineered oak flooring.
- * Stylish and fully fitted Kitchen with matching wall and base units. Integrated gas hob, new electric oven and microwave. Integrated fridge, freezer and dishwasher. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Window to side. Window shutters. Cupboard housing combi boiler. Cornice. Radiator. Engineered oak flooring.
- * Large Double Bedroom with window to rear overlooking gardens and with views over the City towards Edinburgh Castle. Concealed shelved cupboard. Recessed shelf. Radiator. Carpet.
- * Second Double Bedroom with window to rear. Window shutters. Period style cast iron fireplace. Clothes pulley. Cornice. Radiator. Carpet.
- * Stylish Bathroom with white three piece suite comprising bath with mixer shower above, wash hand basin and WC. Shower screen. Mirrored bathroom cabinet. Extractor. Heated towel rail. Vinyl flooring.

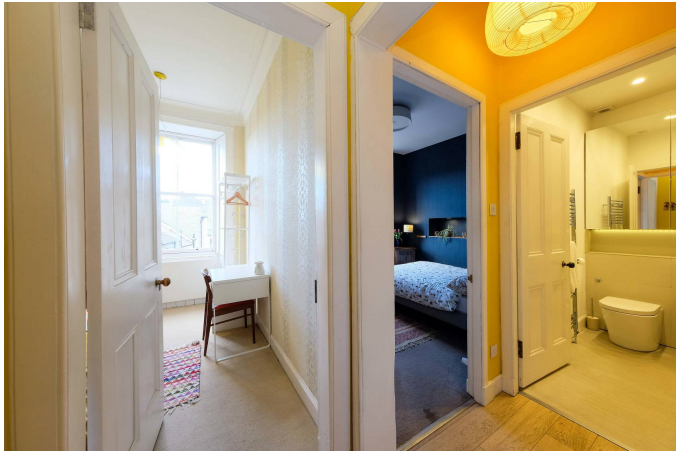


External:

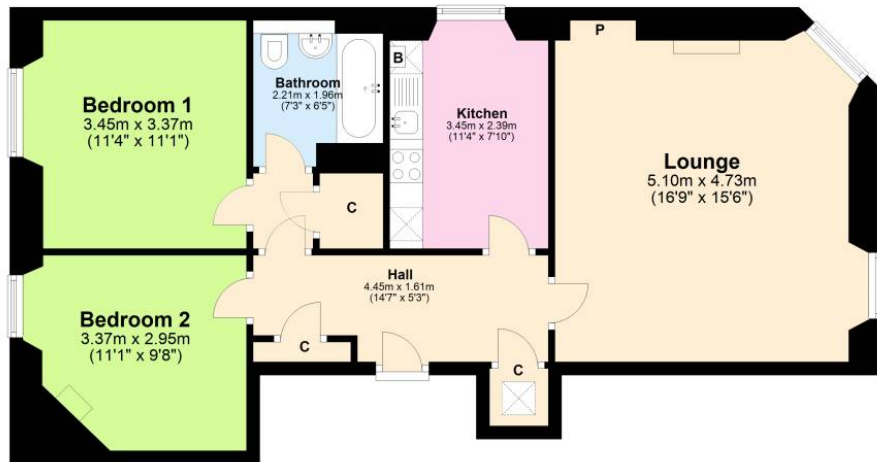
Attractive and well maintained communal garden to rear. Unrestricted on street parking.

Energy Efficiency Rating: D





Second Floor
Approx. 70.5 sq. metres (758.7 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

