



# Plot 39, Waterside Walk, Bonnington, EH6 5FR

£223,000

Available soon

## Description

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This 2 bed, third floor apartment offers 2 double bedrooms, open plan kitchen, dining and living room, and ample storage.

Located to the North of the City Centre, Waterside Walk is ideally located for commuting by public transport to the City Centre.

Edinburgh provides one of the most attractive living and working environments in the United Kingdom. Famed as a city of culture, Edinburgh has an abundance of theatres, museums and art galleries and during the summer months holds the largest arts festival in the world.

Waterside Walk offers an excellent opportunity to live in this vibrant city.

CGI images are a representation of a typical apartment at waterside Walk and not necessarily specific to this apartment.

\*Please note slight colour variation to render

## Tenure

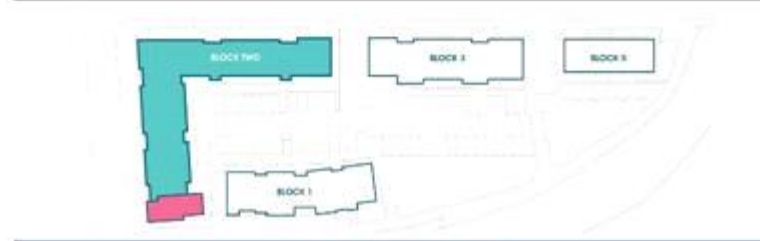




**Third Floor**

LOUNGE/KITCHEN	5.37 x 4.82m
BEDROOM 1	4.40 x 2.11m
BEDROOM 2	4.11 x 2.63m
Overall Area	72.34sqm (177sqft)

Measurements are taken from wall to wall.  
Plans for illustrative purposes only.





[www.watersidewalk.co.uk](http://www.watersidewalk.co.uk)

For further information on this development please contact the agent below:



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**KITCHEN**  
High quality fully fitted kitchens with stainless steel electric ovens, gas hob, cooker hood, integrated appliances comprising fridge freezer, dishwasher and where applicable a washer dryer (please see Utility below).

**BATHROOMEN-SITES**

Contemporary white sanitary ware, fitted vanity units with chrome taps and fixtures. Showers are fitted to bathrooms and en-suites.

**UTILITY**

Selected flats benefit from a utility cupboard housing a washer dryer.

**HEATING**

Gas central heating with highly energy efficient boiler with dual zone heating system.

**PEACE OF MIND**

Heat detectors and smoke alarms are wired directly to individual apartment's main supply. Security panel door entry system to each unit.

**ELECTRICS**

External lighting provided to front and rear entrances, communal garden, car park and cycle rooms.

**CONNECTIVITY**

All homes are wired to a communal satellite dish and terrestrial aerial and FT Fibre Optic cabled to all flats with CAT 6 data cable to lounge. Please note the new owners will require to purchase the appropriate satellite encryption box and arrange internet/telephone connections.

**EXTERNAL**

Selected flats benefit from private balconies, terraces or patios and Black & De



**Fourth Floor**

Lounge/Kitchen: 2.89 x 4.88m  
Bedroom 1: 3.66 x 3.58m  
Overall Area: 21.48sqm (224sqft)

Measurements accurate to 10mm  
Plans to be taken from construction

Viewing by appointment only

Ballantynes - Edinburgh Office

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