



Plot 17, Waterside Walk, Bonnington, EH6 5FR

£205,000 Freehold

Available soon

Description

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This 2 bed, ground floor apartment offer 2 double bedrooms, open plan kitchen, dining and living room, private terrace 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

Freehold



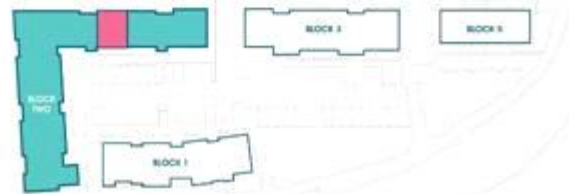
Floor Plan

Plot 17 | Edinburgh EH6 5PQ

Ground Floor

LOUNGE/KITCHEN	7.14 x 3.58m
BEDROOM 1	3.08 x 3.29m
BEDROOM 2	3.28 x 2.46m
Overall Area	44sqm (959sqft)

Measurements include fitted wardrobes
Plans to indicate deposits only





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).

BATHROOMS/EN-SUITES

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 2 &

LOUNGE	3.52 x 3.49m
KITCHEN	3.57 x 2.78m
BEDROOM 1	4.25 x 3.04m
BEDROOM 2	2.84 x 2.30m
Overall Area	65.45sqm (707sqft)

Measurements to nearest millimetre and rounded up. Plans to indicate dimensions only.



Viewing by appointment only

Ballantynes - Edinburgh Office

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