



# Trinity

6 Bonnington Grove  
EH6 4BW



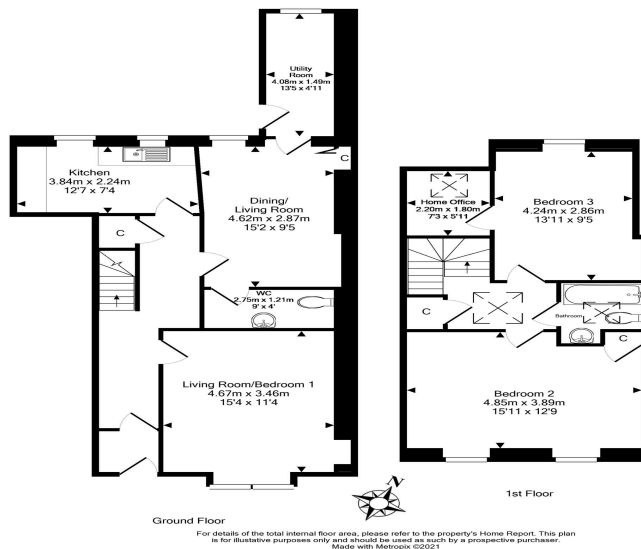
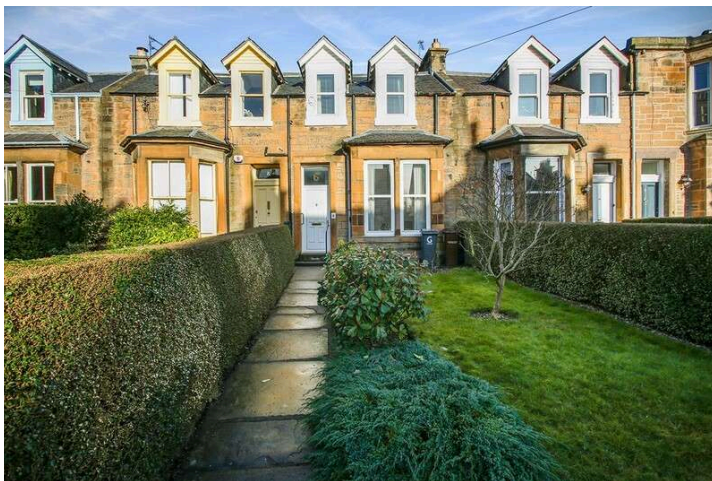
## Terraced House

OFFERS OVER £365,000

- Vestibule
- Entrance hall
- Sitting room/ or 3rd bedroom
- Living/dining room
- Kitchen
- Utility room
- 2 further double bedrooms
- Home office/dressing room/study
- Downstairs WC
- Bathroom with shower
  
- Electric heating
- Partial double glazing
- Excellent family home
- In need of modernisation
- Gardens front and rear



Viewing by appointment call  
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended to appreciate this flexible terraced house offering the ideal family home. The property is set within a quiet side street off Bonnington Road and is well situated to take advantage of the many popular local attractions both Trinity and Leith have to offer. The Ocean Terminal shopping centre is also within easy reach offering a variety of high street shops, multi-screen cinema and 24-hour gym. The area also benefits from a regular bus service to the City Centre and surrounding areas as well as quick and easy access to the North Edinburgh cycle path network and the Water of Leith.

The property has been well maintained however would benefit from modernisation and upgrading. A vestibule with a tiled floor leads to the spacious entrance hall with under stairs storage and a staircase leading to the upper floor. The double windowed sitting room is to the front with an electric fire within a tiled fireplace and plain cornicing and could also be used as a double bedroom. The living/dining room is to the rear with an Edinburgh Press, electric fire and a partially tiled W.C. with 2-piece suite off. There is also a utility room off the living/dining room which gives access to the rear garden. The double windowed kitchen is to the rear overlooking the garden with wall and base units.

Upstairs the landing has a skylight and offers a large walk-in storage cupboard. The generous double windowed master bedroom is to the front with fitted wardrobes and Edinburgh Press. The good sized second bedroom is to the rear with a home office/dressing room/study off.

A partially tiled family bathroom with 3-piece suite and electric shower completes the property.

The property further benefits from gardens front and rear. To the front the garden is mostly laid to lawn with some mature shrubs. The rear garden has been paved for easy maintenance with an outside tap and a garden shed.

### WHAT'S INCLUDED...

To include the fridge and chest freezer within the kitchen (no warranties to be given) along with the carpets, curtains, blinds and garden shed.

### OFFERS

Offers Over £365,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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