



FLAT 1, 20 ASHLEY PLACE, EDINBURGH, EH6 5GB
OFFERS OVER £245,000



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Finished to a high standard, this two-bedroom contemporary apartment offers a chic modern lifestyle in Edinburgh's popular residential area of Bonnington.

Set in landscaped grounds, the front door leads into an inviting hallway with tasteful interiors, before reaching the open plan kitchen/living/dining room. Perfect for entertaining and relaxing this is a generous room flooded with natural light thanks to stylish patio doors which open up to a Juliet balcony.

A seamless flow takes you from the living area into the enviable designer kitchen. This features an urban style décor of slate grey handleless cabinets complemented by plentiful worktops and white brick effect tiling, along with fridge/freezer, induction hob, oven, and S/S chimney hood.



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Returning to the hall there are two beautifully presented double bedrooms, both light and airy with patio doors onto the landscaped grounds, bespoke built-in wardrobes, and storage.

The principal double boasts a luxuriously appointed ensuite shower room with striking tiling and a fresh white suite including hidden cistern WC and washbasin. The family bathroom situated towards the kitchen/living/dining room is similarly high spec with an impressive designer three-piece white suite including hidden cistern WC, washbasin, and wall-mounted shower over bath.



Externally the house enjoys well-presented landscaped grounds and residents parking. Gas central heating and double glazing is fitted throughout to ensure a warm home all year round. Set within a sought-after residential development, the property is near to Pilrig Park, and the bustling areas of Leith, Ferry Road, and Goldenacre.



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Bonnington is a highly popular residential area of Edinburgh. It's desirable location near to Ferry Road and Leith means it is well catered for in terms of local shopping which includes a Tesco Superstore. More extensive shopping can be found at nearby Ocean Terminal which boasts well-known retailers, restaurants, a gym, and multiplex cinema. It is in walking distance of Leith Victoria Swim Centre. The Royal Botanic Gardens, the Shore, Newhaven Harbour, and a number of picturesque local parks are all within easy reach. There is well-regarded schooling locally, from primary through to secondary. Quick access into the city centre, by way of regular bus services, or by car, and the City Bypass is in close proximity.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Video Tour



FLAT 1, 20 ASHLEY PLACE, EDINBURGH EH6 5FH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA, 714 SQ FT / 66 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.