



Flat 8, 24 Ashley Place, Edinburgh, EH6 5GB  
Offers over £245,000



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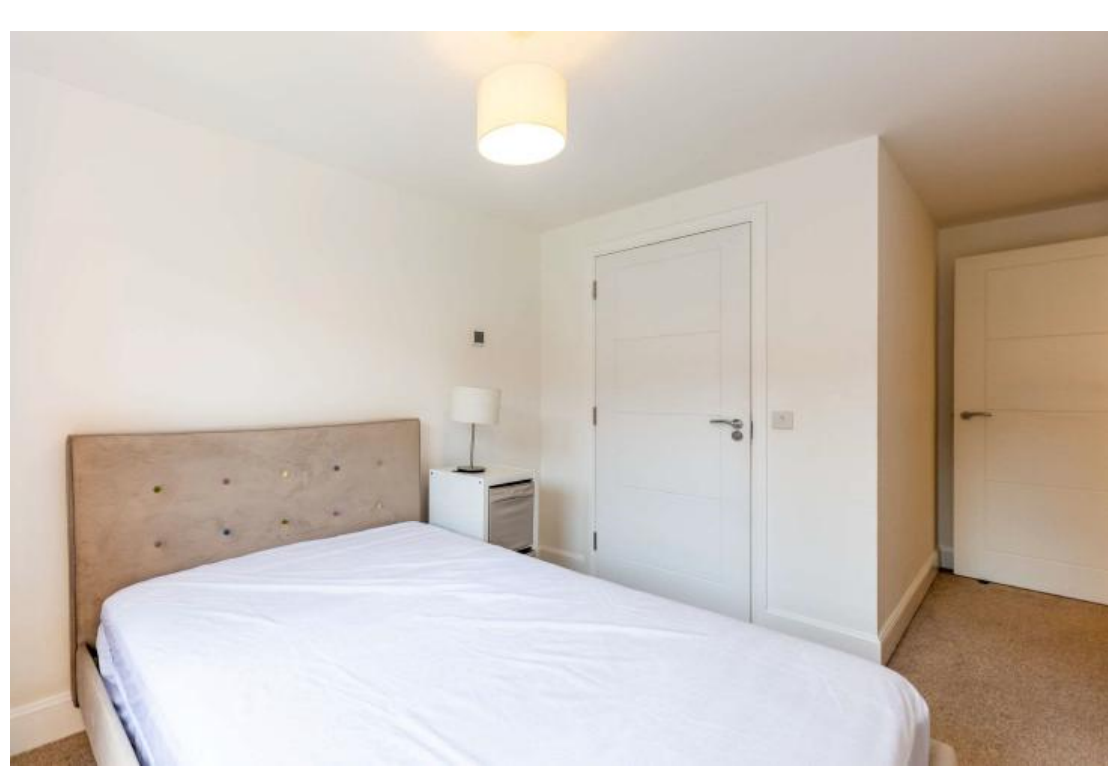
Situated close to leafy Pilrig Park, the Water of Leith, and in walking distance of bustling Leith Walk and the cosmopolitan Shore, this two-bedroom new build apartment in Edinburgh's Bonnington is in move-in condition. On the second floor of a popular residential development set in landscaped grounds, the front door leads you into a spacious hallway with wood-effect flooring, pendant lighting, a built-in cupboard, and a soft neutral interior. From here you enter the light and airy open-plan kitchen/living room complete with French doors opening onto an elegant Juliet balcony. The view from the Juliet balcony is of the water of Leith. With wood-effect flooring and a generous layout allowing for a versatile furniture configuration, it is an inviting space and perfect for entertaining. The modern L-shaped corner kitchen has been well-thought-out with designer gloss white handleless wall and floor units, oak-effect worktops, and stainless-steel integrated appliances including an extractor hood, hob, oven, washing machine, dishwasher and fridge/freezer.



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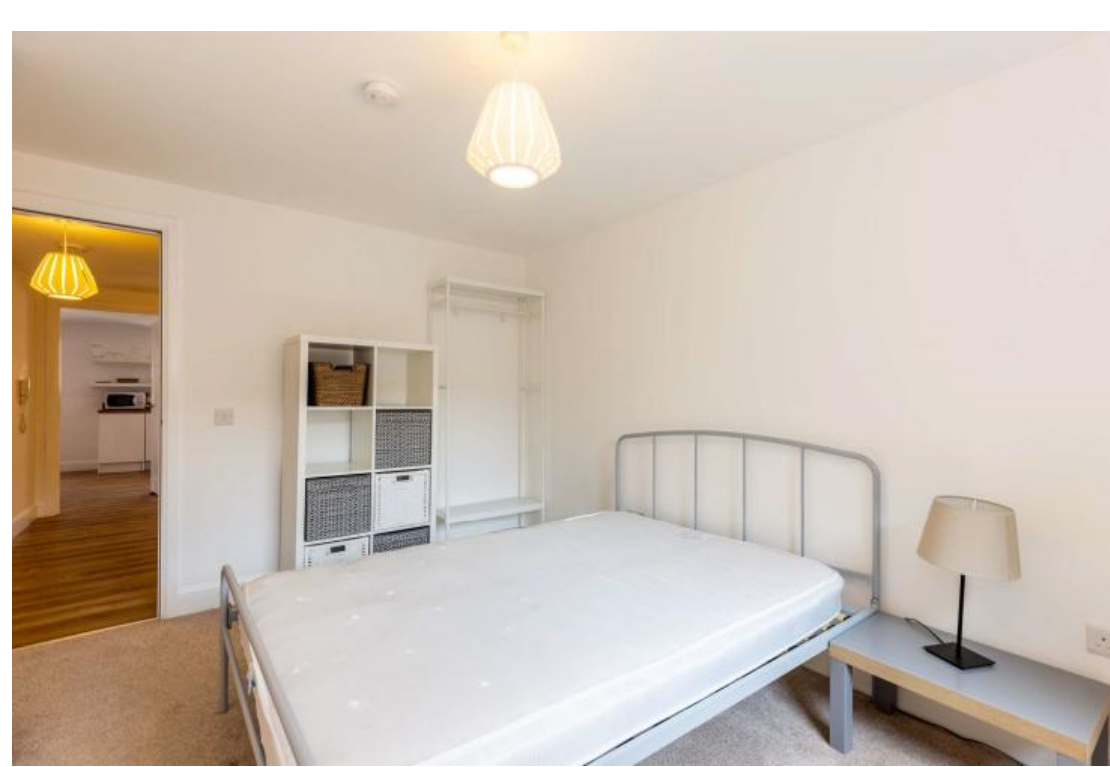






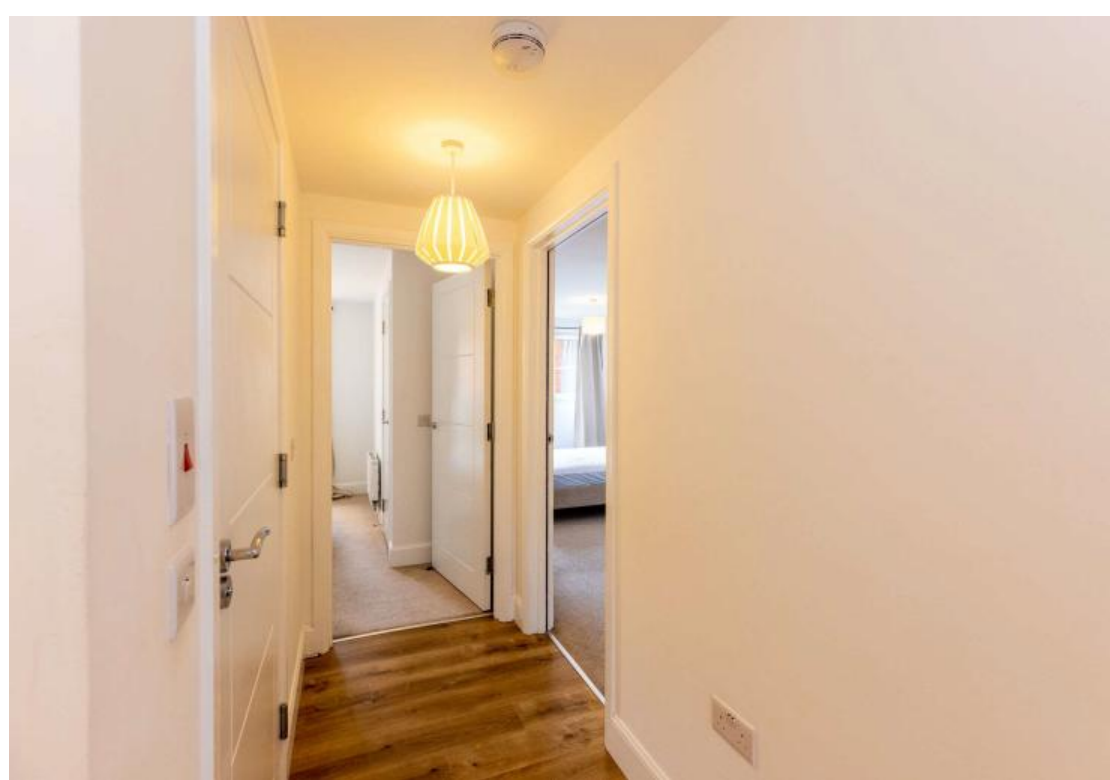
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Leaving the living areas and returning to the hallway, the principal double bedroom is situated peacefully to the rear. South-facing this is a light-filled room finished in a calm colour palette which includes carpeting and a Juliet balcony overlooking the landscaped grounds. . Along with a built-in wardrobe there is a well-appointed ensuite shower room with a white hidden cistern WC and washbasin set against on-trend grey metro tiles.



Adjacent to this bedroom is the second carpeted and sizeable double which benefits from the same scenic outlook and features a built-in cupboard.



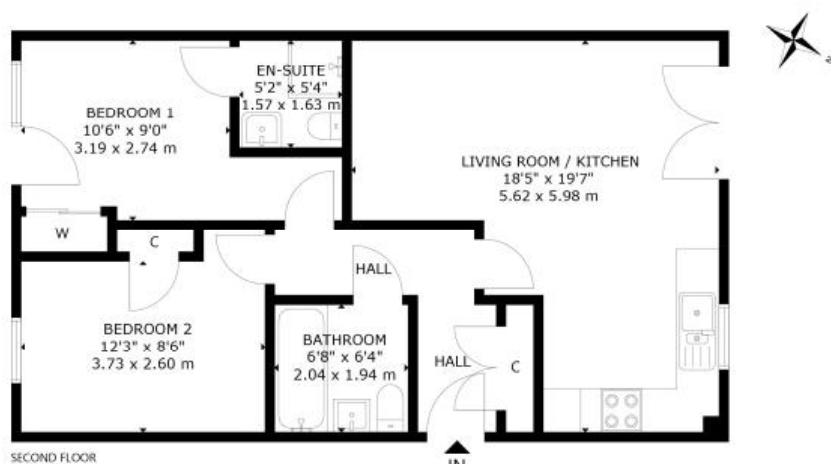


The family bathroom presented in a similar tasteful style to the en-suite has a high-quality white suite including a hidden cistern WC, washbasin, and a bath with a wall-mounted electric shower.





Externally the property benefits from residents' and visitors' parking. Gas central heating and double glazing are fitted throughout to ensure a warm and comfortable home all year round. The property is within walking distance of Pilrig Park, Leith Links, Leith Walk, and the Edinburgh tram line.



FLAT 8, 24 ASHLEY PLACE, EDINBURGH, EH6 5GB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA: 687 SQ FT / 64 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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**Bonnington** is a popular residential area of Edinburgh. To the north of the city centre, it benefits from being within walking distance of scenic Pilrig and St Mark's Park, along with the walk and cycle paths that run alongside the picturesque Water of Leith. Leith Victoria Swim Centre a ten-minute walk has a gym, fitness classes, racquet sports, and a refurbished Victorian pool whilst David Lloyd Health Club in Newhaven features tennis courts, indoor and outdoor pools, a state-of-the-art gym, and more. Enjoying proximity to Leith Walk residents are spoilt for choice with an eclectic mix of cafès, restaurants, and bars on the doorstep from Woodland Creatures and Origano Café and Pizzeria to La Casa and The Brass Monkey. Ocean Terminal houses a multiplex VUE Cinema, PureGym, and well-known eateries including Pizza Express and Zizzi's and Leith's fashionable Shore boasts Michelin-starred restaurants such as Martin Wishart and The Kitchin. Daily shopping needs are met by local convenience stores whilst there is a large Tesco at the bottom of Leith Walk and an ASDA at Newhaven. There is well-regarded schooling locally, from primary through to secondary. Enjoy quick access into the city centre, by way of regular bus and tram services, or by car, and the City Bypass is within easy reach.

## Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

### 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.