



4/10 Breadalbane Street

Bonnington, Edinburgh, EH6 5JR

kw SCOTLAND
KELLERWILLIAMS®



Property Summary

Offering a turnkey city home with access to attractive shared gardens and unrestricted on-street parking, this one-bedroom first-floor flat enjoys a crisp, neutral finish and stylish fittings. The bright interiors include an entrance hall with ample storage, a generous reception room open-plan to a well-appointed kitchen, a bathroom with a shower-over-bath, and a double bedroom. The development's central location offers an attractive blend of tranquillity and convenience, with proximity to the open greenery of Pilrig Park and the Water of Leith, as well as vibrant attractions and wide-ranging amenities – including airport tram links – in neighbouring Leith.

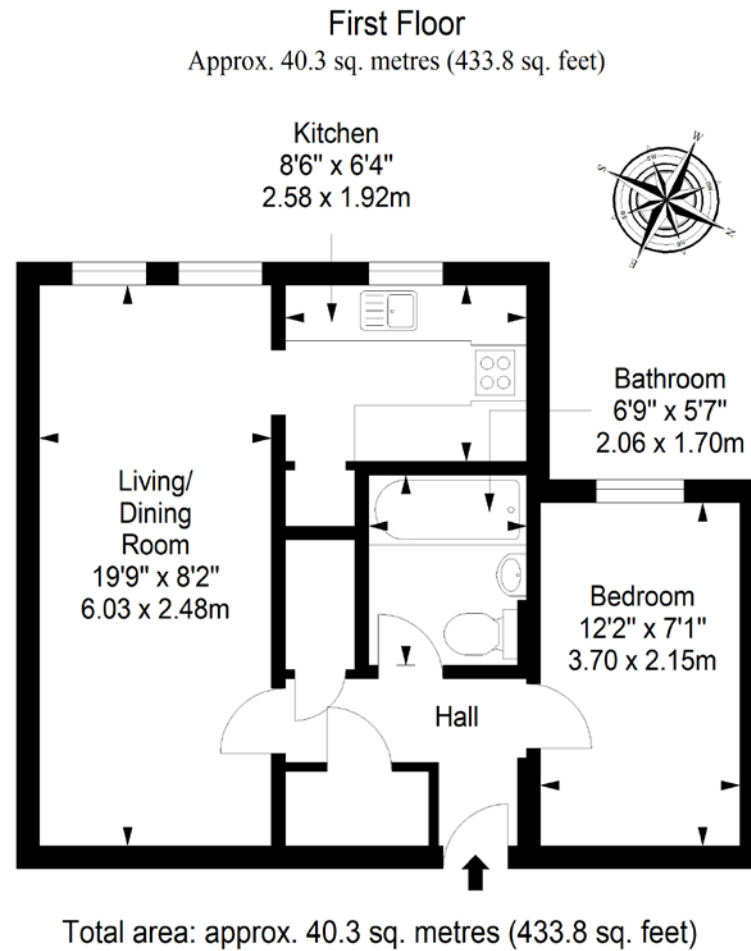
Extras: The property is sold as seen.

Features

- Bright first-floor flat in a prime city location
- Turnkey neutral interiors with stylish fittings
- Communal stairwell with secure entry system
- Entrance hall with ample storage
- Bright and spacious living/dining room open-plan to:
 - Well-appointed kitchen
 - One double bedroom
 - Bathroom with a shower-over-bath
- Attractive shared gardens
- Unrestricted on-street parking
- Modern electric heating and double glazing
- EPC Rating - C



Floorplan



DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.