



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 5, 4 WINTERMILL SQUARE

Bonnington, Edinburgh EH6 5QP



This attractive two-bedroom flat and its well-connected location in Bonnington are sure to appeal to city professionals, young couples, first-time buyers, and rental investors. The home forms part of an ultra-modern, lift-serviced development. A shared hallway leads to the front door, where a welcoming hall (with storage) allows access to the apartment. Once inside the immaculately presented home, you are met with attractive and spacious accommodation. The home features a balconied living room boasting gorgeous canopy views through a sizable window. The ultra-modern dining kitchen is conveniently accessed from the living room and enjoys central dining space. Furthermore, it is fitted with a range of sleek integrated appliances, high-quality worktops, and contemporary cabinetry.



FEATURES

- Second-floor apartment in Bonnington
- Exclusive, modern development
- Stunning canopy and bridge views
- Secure entry system and lift service
- Inviting hall with a storage cupboard
- Living room with a balcony
- Stylish dining kitchen
- Main bedroom, wardrobe and en-suite
- Second double bedroom
- Contemporary family bathroom
- Balcony with seating area
- Shared garden grounds
- Private residents parking
- Gas central heating and double glazed windows





Further along the hallway, a carpeted principal bedroom with a built-in wardrobe and a stylish en-suite shower room is found. The second double bedroom offers flexible use and is currently used as a home office. Completing the accommodation is a contemporary three-piece bathroom. The property comes with gas central heating and double-glazed windows throughout. Wintermill Square's residents enjoy access to well-kept communal garden grounds, a wooden bench seating area to the rear, and convenient on-site residents' parking.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





BONNINGTON, EDINBURGH

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area. Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed. Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities. Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.

EPC RATING:

B

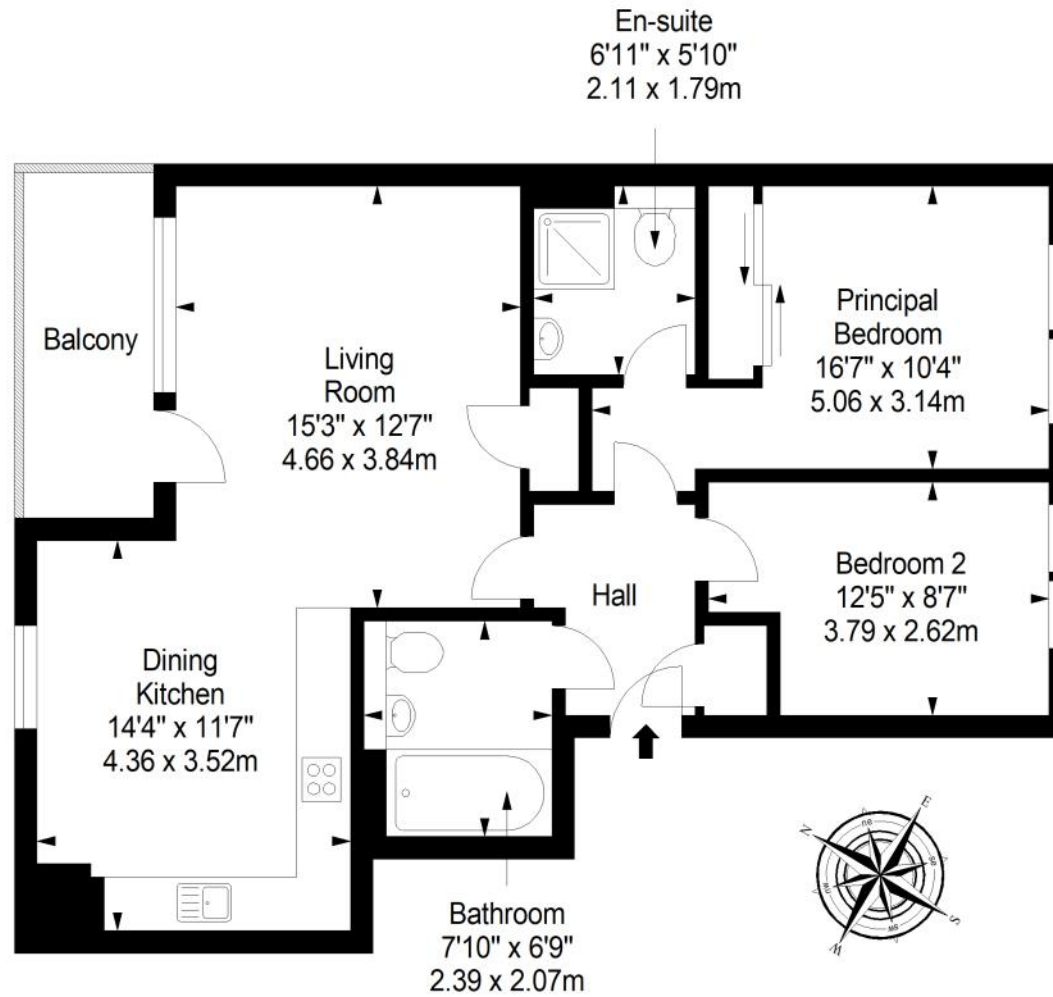
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.6 sq. feet)



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