

52 NEWHAVEN ROAD

Bonnington, Edinburgh, EH6 5QB



GILSON GRAY

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A rare and tranquil escape.
On-street unrestricted parking to the front

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Bonnington enjoys a superbly convenient location. Neighbours the desirable districts of Trinity, Newhaven and the Shore area



PROPERTY NAME

52 Newhaven Road

LOCATION

Bonnington, Edinburgh, EH6 5QB

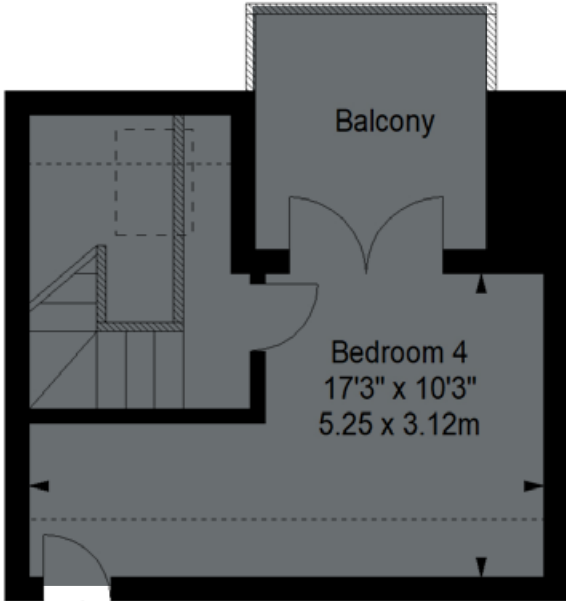
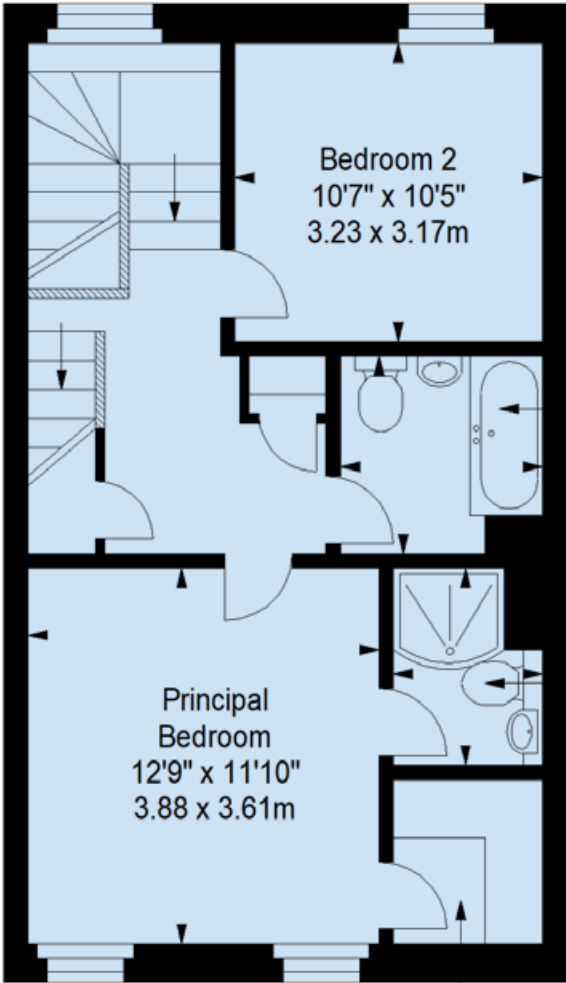
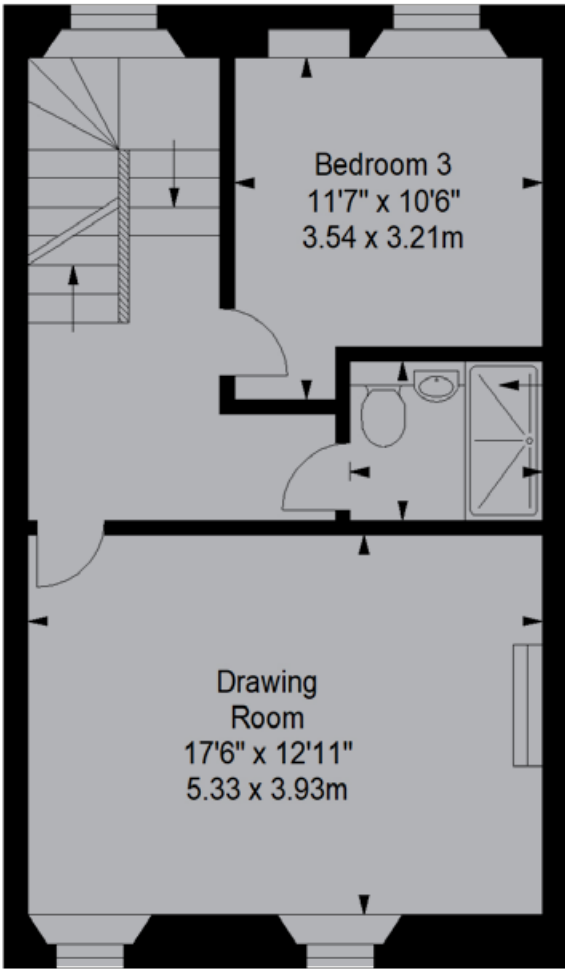
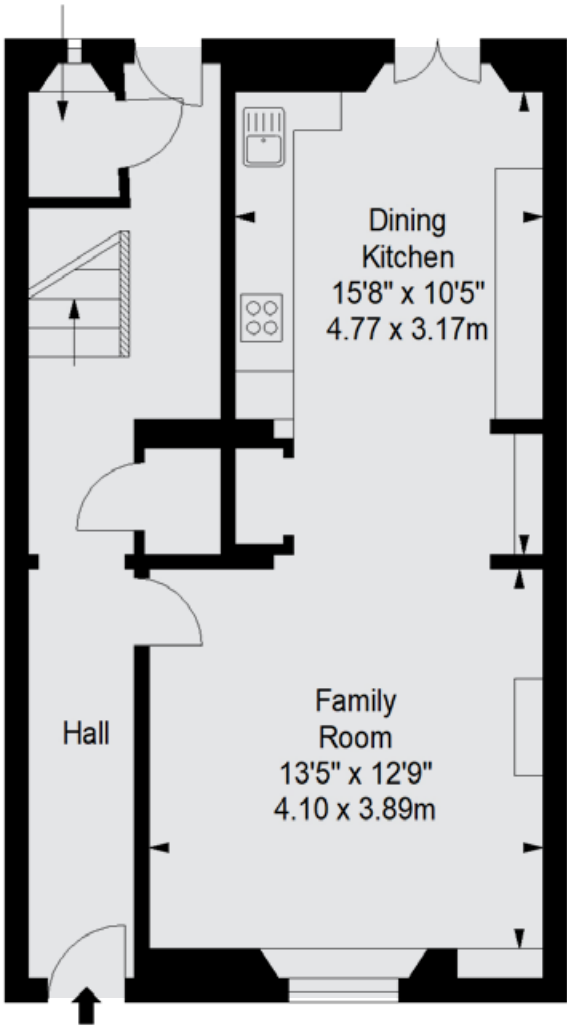
APPROXIMATE TOTAL AREA:

172.2 sq. metres (1853.6 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND-FLOOR ● THIRD-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.

Utility Cupboard



Walk-in Wardrobe

Eaves Storage





WELCOME TO NO. 52

A tastefully renovated four-storey stone townhouse with four bedrooms, three bathrooms, two reception rooms and delightful private gardens and a balcony, situated in sought-after Bonnington.

GENERAL FEATURES

4-storey traditional stone-built townhouse
Private front and rear garden, plus balcony
Renovated to a high standard, with period features
Eclectic, attractive interior design throughout
A lovely location - within walking distance to bustling Leith Walk
Close to the Water of Leith cycle and walk way
Gas central heating and double glazing
Unrestricted on-street parking
EPC Rating - C | Council Tax band - D
HR Value - £600,000

ACCOMMODATION FEATURES

Entrance hallway with stairs to the upper floors and a door to the rear garden
Open-plan family/dining room and kitchen with French doors to the garden
Stylish, fully integrated contemporary kitchen
Spacious first-floor drawing room
Principal suite with walk-in wardrobe and shower room
Two further double bedrooms
Fourth double bedroom/home office with balcony
Family bathroom and separate shower room



Set behind a walled GATED FRONT GARDEN

No. 52 makes a wonderful first impression with its striking traditional green door framed by historic stone walls.

The front door, with its elegant brass fittings, opens into a welcoming entrance hall where tall ceilings and crisp white walls create a bright and airy arrival.

The floor is laid with a contemporary take on geometric Victorian-style tiles, adding colour and character, while a carpeted stair rises gracefully to the upper floors. To the rear, a door provides direct access to the garden.





THE RECEPTION ROOMS



Open-plan family, dining, & kitchen space

On the ground floor lies the heart of this family home: a wonderfully sociable, open-plan family, dining, and kitchen space that stretches the full depth of the house. The family/dining area is arranged around a striking black cast-iron fireplace with decorative detailing, lending the space traditional charm. Its generous proportions easily accommodate a large dining table and relaxed seating, plus an additional homework desk/additional work from home space built into the family room and benefits from an Edinburgh Press.





THE CONTEMPORARY KITCHEN



Flowing seamlessly into the rear of the home, the contemporary kitchen is a masterclass in clean-lined design. Sleek, handleless cabinetry in soft white is paired with warm butcher-block worktops and geometric tiled splashbacks, offering a stylish yet practical workspace. Thoughtfully configured with reclaimed sportshall hardwood flooring, it includes a full suite of integrated appliances, while a run of tall cabinets opposite ensures ample storage.

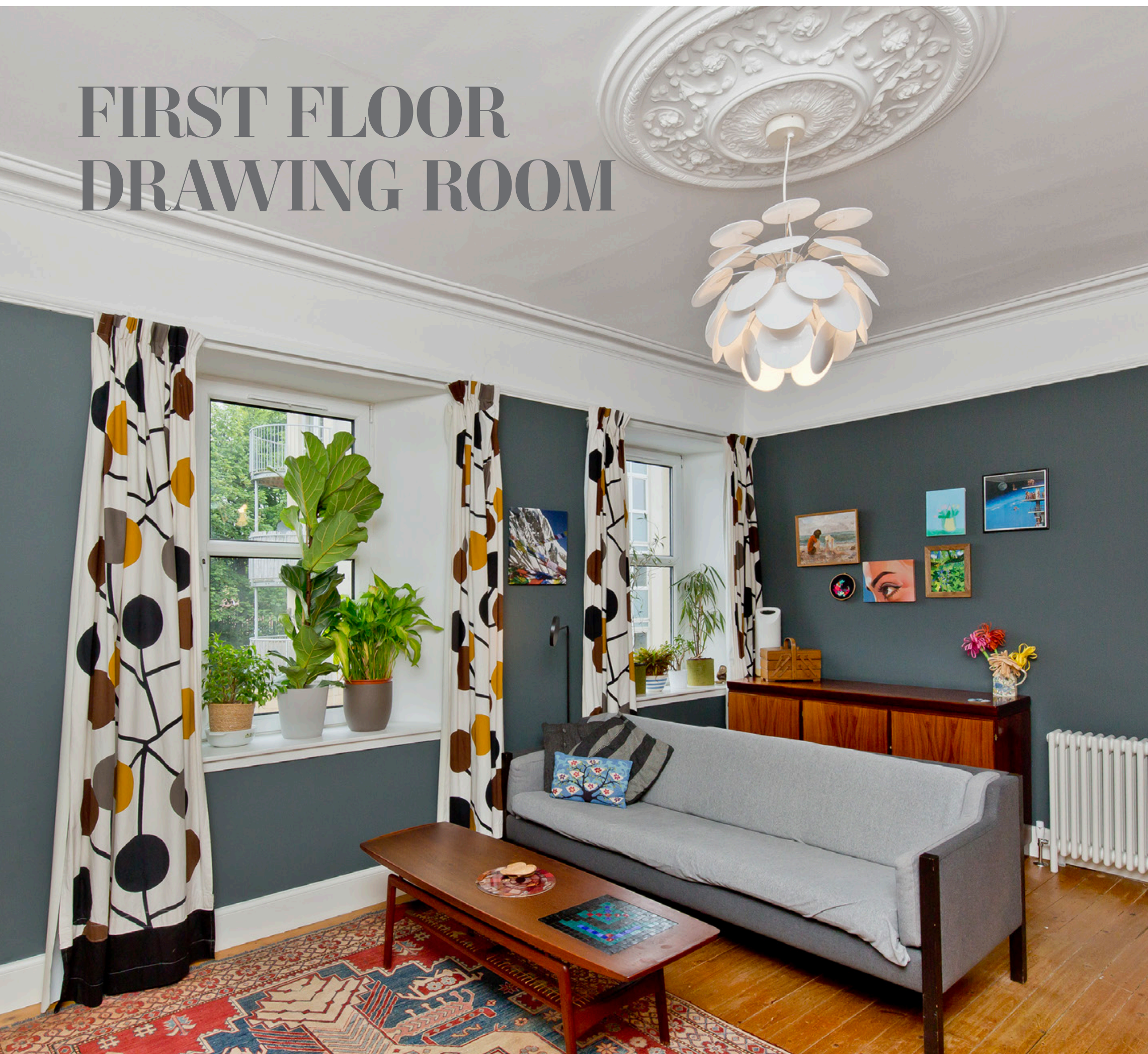


French doors open directly to the rear garden,

creating a natural connection between inside and out. Supplementing the kitchen is a discreet utility cupboard, neatly positioned off the main hallway.



FIRST FLOOR DRAWING ROOM



Spacious with large windows

Set on the first floor, the drawing room is a beautifully appointed formal living space, elegantly framed by large windows and intricate ceiling cornicing. A central living flame gas fireplace provides a focal point, while rich timber flooring and deep grey walls lend a sense of quiet sophistication.

Full-height bookshelves line one wall, offering excellent space for display or a home library. The room's generous scale ensures it is equally suited to entertaining or relaxed family living.





THE BEDROOMS

First floor bedroom

Situated on the first floor is the first of four bedrooms. Marked on the floorplan as Bedroom 3, this charming double room is finished in a soft palette of sage green and white, with original floorboards, an Edinburgh Press, and decorative cornicing. It benefits from access to the shower room, also on this level.



Principal suite with walk-in wardrobe and shower room



The second floor bedrooms



The second floor is home to the principal suite, an additional double bedroom, and the family bathroom.

The principal bedroom is a light-filled and generously proportioned space featuring two windows and far-reaching views. The interiors are styled in calm, neutral tones and finished with warm timber flooring. It enjoys a spacious walk-in wardrobe and a sleek en-suite shower room.



Bedroom Two, another comfortable double room with varnished floorboards, crisp white walls, and a large window, is currently styled as a vibrant children's room but easily accommodates a double bed.



Tucked peacefully at the top of the house, the third floor offers a wonderfully versatile space that can serve as a fourth double bedroom, a tranquil home office, or a relaxed snug.

This light-filled room is beautifully proportioned, with white walls, warm timber flooring, and clean modern lines. A pair of glazed French doors open directly onto a private balcony. Currently styled as a creative workspace, the room also benefits from discreet eaves storage. The adjoining balcony offers ample space for potted plants and outdoor seating—a rare and elevated spot to unwind, entertain, or simply take in the rooftop views across Leith down to the shore and on to Arthur's Seat.



A pair of glazed French doors open directly onto
a private balcony



No. 52 benefits from a family bathroom, a shower room, and an en-suite



The stylish family bathroom is finished with pale stone-effect tiling and clean white sanitaryware, comprising a full-size bath, wall-mounted basin, and modern WC. The contemporary shower room features white gloss tiling, a rainfall shower within a glass enclosure, a wall-mounted WC, and a sleek floating basin with mirrored cabinetry above. Completing the trio is the elegant en-suite shower room, fully tiled in soft beige tones with a curved glass enclosure, wall-hung basin, and concealed cistern WC.

THE BATHROOMS



A RARE & TRANQUIL ESCAPE

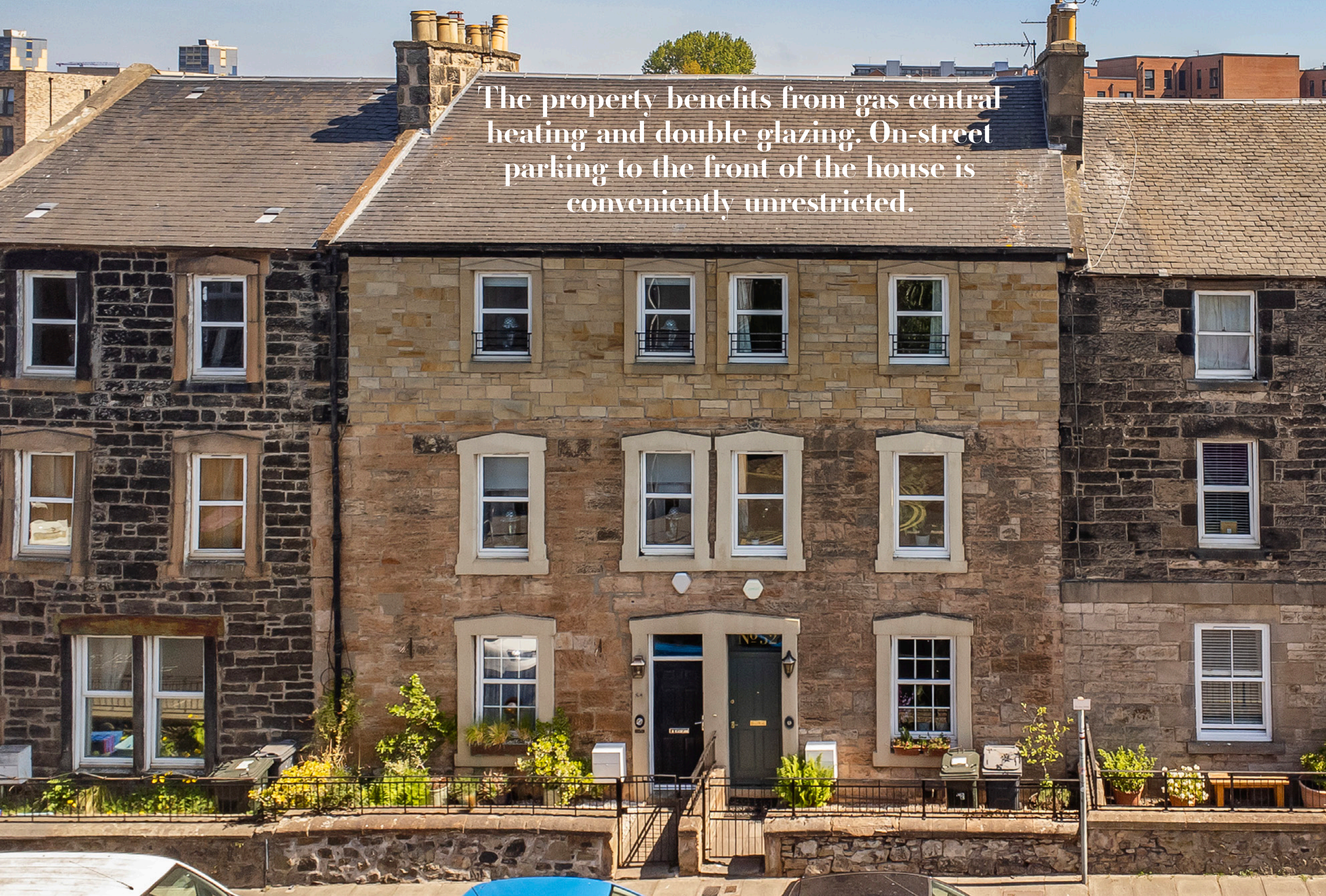


The Gardens

This delightful home comes with private gardens to the front and rear. The rear garden, accessed either through French doors from the kitchen or via a half-glazed door from the hallway, is ideal for children and pets. Beautifully established, it features flowering shrubs, specimen trees, and herbaceous planting, while a central lawn provides ample space for play or relaxation. A paved terrace offers a charming spot for al fresco dining, surrounded by greenery - a rare and tranquil escape in the heart of the city.



The property benefits from gas central heating and double glazing. On-street parking to the front of the house is conveniently unrestricted.



BONNINGTON



Neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location. 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.



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