



1/4 Wintermill Square  
Bonnington, Edinburgh, EH6 5QP

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage
- Superb open plan living room/dining room/kitchen with appliances.
- Access to balcony
- Master bedroom with built in wardrobes & ensuite shower room.
- Further double bedroom with built in wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Bike store.
- Well maintained communal gardens.
- Residents parking.
- NHBC guarantee.



## GENERAL DESCRIPTION

A fabulous first floor flat forming part of an exclusive modern development in the highly desirable Bonnington district, a short journey to the northeast of city and close to a wide range of local amenities. The property would make an ideal purchase for a first time buyer or professional person/couple

### FACTORING NOTE:

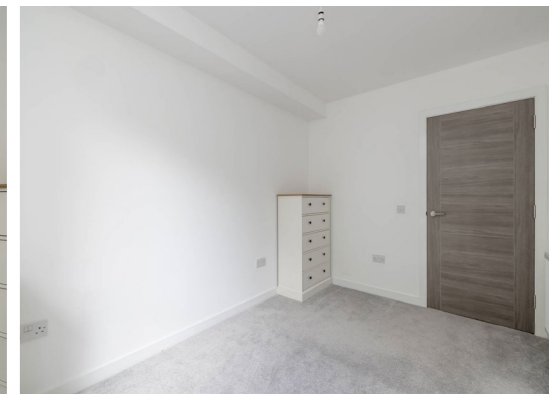
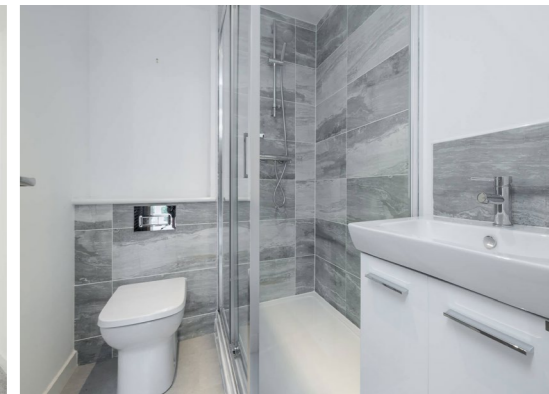
The development is factored by Taylor & Martin at an approximate charge of around £70 per calendar month. This covers the maintenance of all of the common areas and also the blocks buildings insurance.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1.7 MILES TO EDINBURGH WAVERLEY STATION.  
**AIRPORT:** APPROXIMATELY 9.4 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 200 METRES.

## LOCATION

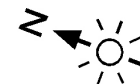
The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors could not be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND WASHER/DRYER.**





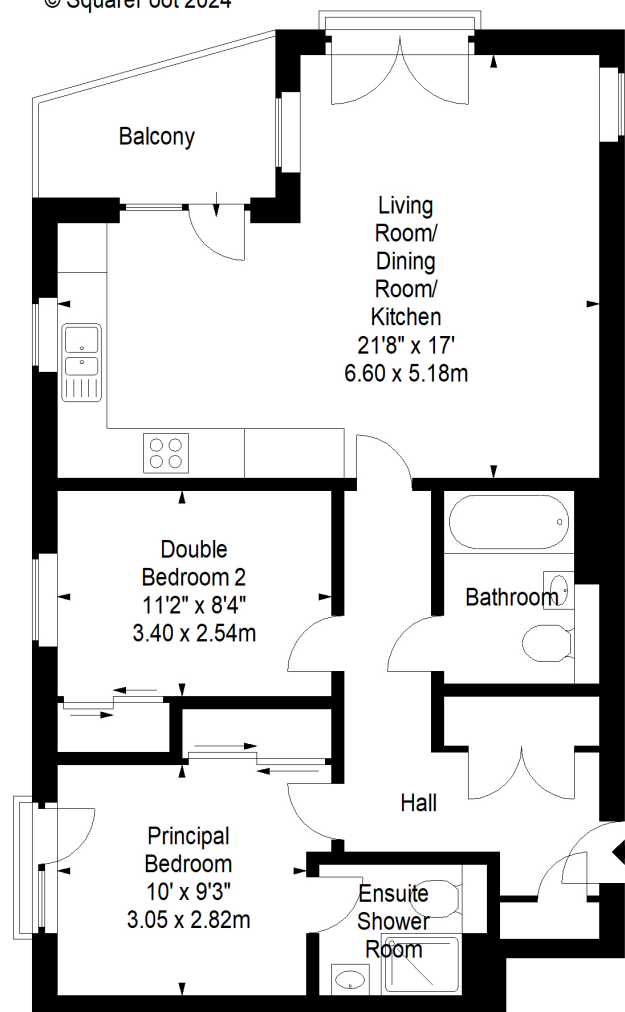
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Approx. Gross Internal Area  
753 Sq Ft - 69.95 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



ENERGY PERFORMANCE  
CERTIFICATE RATING B



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.