



6/2 Newhaven Road
Bonnington, Edinburgh, EH6 5PU

CALL US ON 0131 447 4747

6/2 Newhaven Road Bonnington, Edinburgh EH6 5PU

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure entry phone system.
- Communal stairwell.
- Entrance hallway with storage cupboard.
- Twin windowed living room with Edinburgh press.
- Modern kitchen with a Belfast sink and room for table and chairs.
- Master bedroom with walk in wardrobe, storage cupboard and window seat.
- Good sized second double bedroom.
- Three-piece bathroom suite with shower over bath.
- Sanded wooden flooring.
- Gas central heating with Hive thermostat & double glazing.
- Excellent storage facilities.
- Communal garden to rear
- On street parking within surrounding streets.



GENERAL DESCRIPTION

A charming and well-presented ground floor flat forming part of a traditional tenement in the popular area of Bonnington. The property is ideally positioned close to a host of local amenities and is within walking distance of Leith Walk, the vibrant area of the Shore and Broughton. The City Centre is also within easy reach. The move in condition accommodation will appeal to first time buyers or perhaps for letting purposes.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

B.
APPROXIMATELY 1.5 MILES TO WAVERLEY TRAIN STATION.
APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
WITHIN WALKING DISTANCE.

LOCATION

Bonnington is a popular residential area north of Edinburgh's city centre, offering a mix of historic charm and modern convenience. The area is well-served by local amenities, including supermarkets, cafés, bars, and independent shops. The nearby Shore district provides a fantastic selection of restaurants with a vibrant mix of dining, boutique shopping, and nightlife. Leith Walk provides excellent transport links, including frequent bus and tram services to the city centre. Scenic outdoor spaces such as the peaceful Water of Leith Walkway and cycle path and Pilrig Park and are also within easy reach, making Bonnington an ideal location for those seeking both urban convenience and green spaces. There is a regular bus service to the city and beyond with a bus stop located just a few mins from the flat and a tram stop at Newhaven.

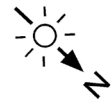
EXTRAS:
ALL LIGHT FITTINGS, CARPETS, CURTAINS, CURTAINS POLES, KITCHEN APPLIANCES TO INCLUDE INTEGRATED OVEN AND HOB, FRIDGE-FREEZER, COOKER HOOD AND WASHER DRYER. SOME FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.



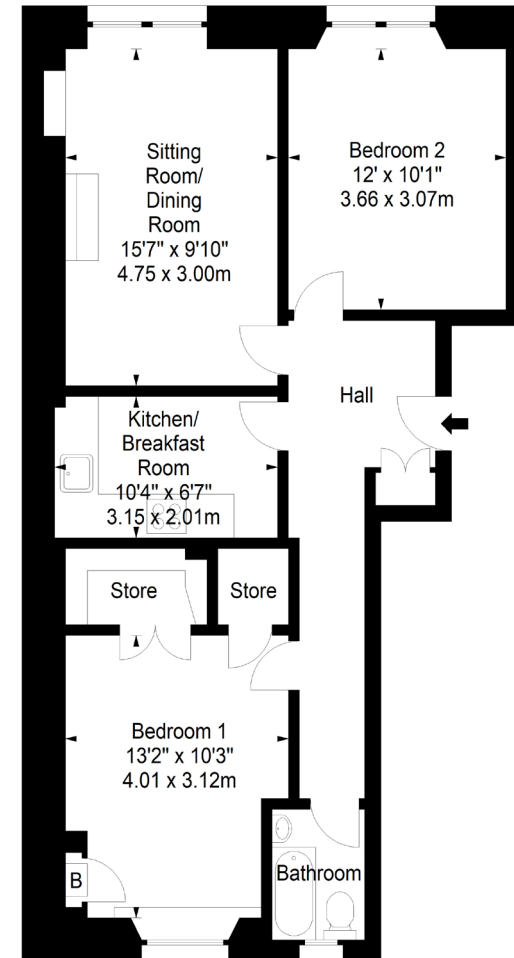


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Newhaven Road,
Edinburgh,
Midlothian, EH6 5PU**



Approx. Gross Internal Area
683 Sq Ft - 63.45 Sq M
For identification only. Not to scale.
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Ground Floor

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

WEBSITE: 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.