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**5/8 Newhaven Road**  
Bonnington, Edinburgh, EH6 5PF



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## Property Summary

This modern two-bedroom fourth-floor apartment is a beautiful city residence that is brought to market in move-in condition. It enjoys neutral interior design throughout and is finished to high standards, incorporating an on-trend kitchen, en-suite, and shower room. Furthermore, the home offers sociable open-plan living with wonderful elevated views. It comes with ample storage as well, to help keep the interiors tidy. Part of a sought-after development, the property further boasts a highly desirable location in Bonnington, offering easy access to the city centre and fantastic amenities.

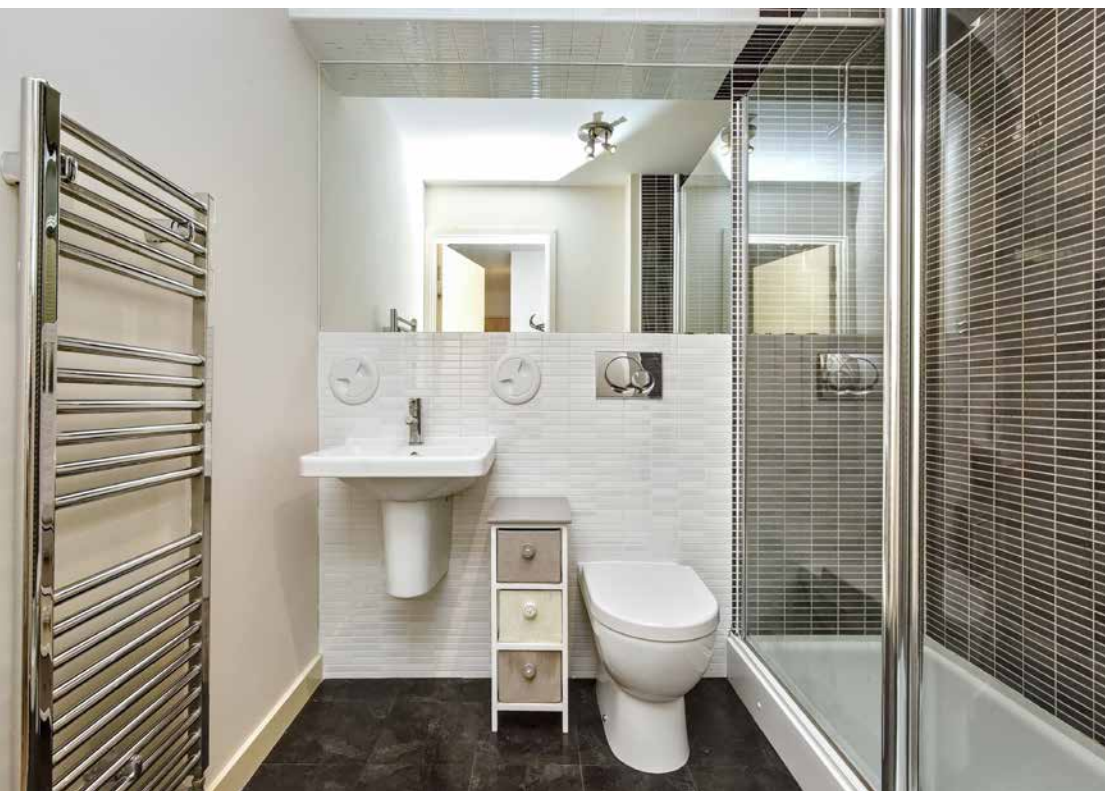
Extras: all fitted floor and window coverings, light fittings, and integrated appliances (oven, ceramic hob, extractor hood, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: The development is factored by Fior Asset and Property for a monthly cost of £110.

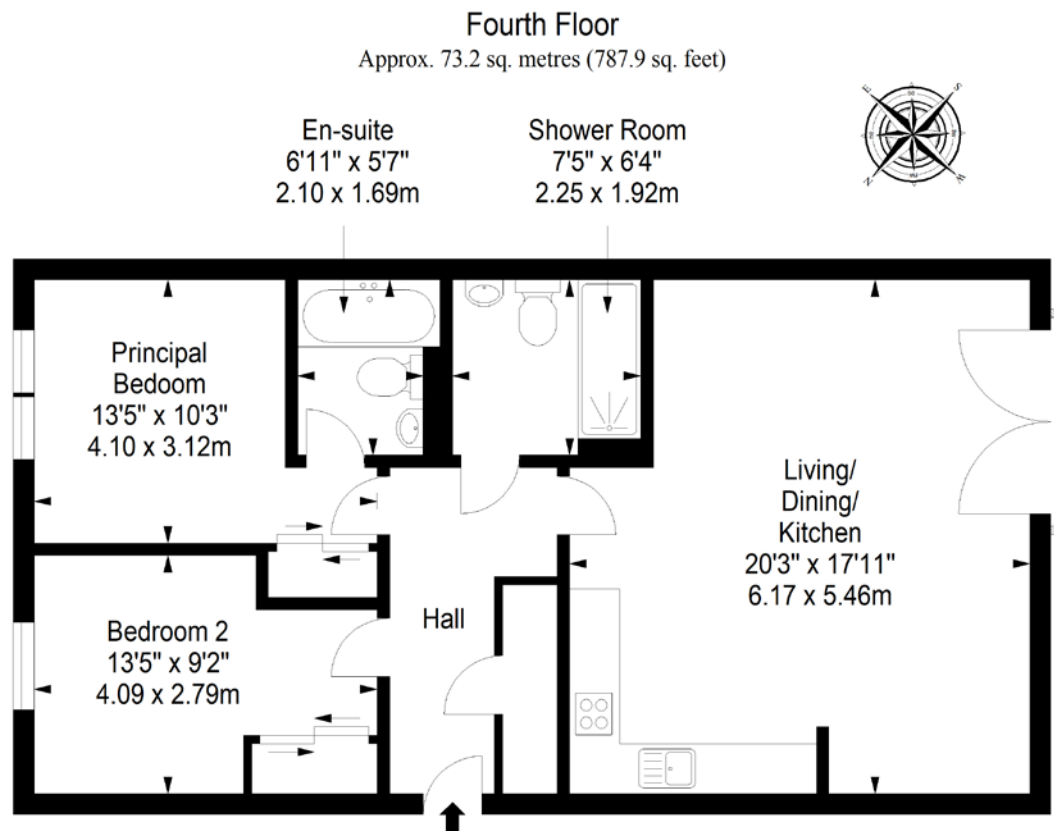
## Features

- A spacious fourth-floor apartment
- Part of a popular modern development
- Sought-after location in Bonnington
- Secure entry system and a lift service
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room with:
  - A southwest-facing Juliet balcony
  - Leafy elevated views to Calton Hill
  - Modern kitchen and integrated appliances
- Two double bedrooms with built-in wardrobes
- Premium en-suite bathroom with double-ended bath
- Contemporary family shower room
- Well-maintained communal garden
- Private residents' parking
- Gas central heating and double glazing
- EPC - C





# Floorplan



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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