



Offers Over
£250,000

1/4 Newhaven Road

Bonnington | Edinburgh | EH6 5PA

An immaculately presented first floor apartment, forming part of a well maintained modern development situated in the popular district of Bonnington. Located close to local amenities, transport links and the open spaces of Pilrig Park, the property offers stylish interiors with the added benefit of a balcony, and viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Lift
-  Residents parking with 2 permits
-  EPC rating – B
-  Council tax band - E



Description

Accessed via a lift or common stair, the accommodation briefly comprises; welcoming entrance hallway with entryphone system and cupboard with plumbing for a washer/dryer, a bright and airy lounge/dining/kitchen with a range of wall and base units with coordinated worktops and subway style splashback tiling, a breakfast bar island, and a sliding door opening onto a balcony offering an ideal space for relaxing in the warmer months, two double bedrooms both with built in wardrobes and one with a fully tiled en-suite bathroom with a white suite and shower over the bath, and a modern shower room with walk in cubicle with overhead rainfall shower, a white suite and heated towel rail. The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, Bosch washer/dryer, and integrated fridge/freezer and dishwasher.

Gardens & Parking

There are well-kept communal garden grounds around the development and there are two residents parking permits for the car park.

Factoring

The communal areas and grounds are factored by Fior Asset & Property with a deposit of £250 and a monthly charge of approximately £130 which also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Within easy reach of the city centre, the Bonnington area of Edinburgh was a thriving industrial area in past centuries but now many of the old buildings have been skillfully renovated and converted for residential use and modern apartments have been built. The property is located within walking distance of Leith Walk and the fashionable Shore area with their vibrant café cultures, gastropubs and award-winning restaurants. Local amenities include a variety of shops and well regarded schools. Princes Street, The St James Quarter and Ocean Terminal are also within easy reach, offering a plethora of High Street names for more extensive retail therapy. Local leisure and recreational facilities include the open spaces of Pilrig Park, Victoria Park, St Marks Park and local gyms and health clubs. Close proximity to the Water of Leith Walkway and the North Edinburgh cycle paths also provides scenic routes for walking and cycling. The property is well served by public transport, including the 10, 11, and 36 bus services providing convenient access to the city centre and Stockbridge. Tram services can also be easily accessed from Balfour Street on Leith Walk offering connections to Edinburgh Airport and other key locations.





Approx. Gross Internal Floor Area 71.05 Sq M / 765 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

