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1/6 Bleachfield

Bonnington | Edinburgh | EH6 5TE

This spacious, beautifully presented second (top) floor flat is quietly situated in an established development in the popular district of Bonnington. The property is located close to excellent local amenities, transport links and the city centre and offers fantastic sized accommodation. The property would undoubtedly appeal to the young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public
-  1 Bathroom
-  Communal garden
-  Residents parking
-  EPC rating - C
-  Council tax band - D



Description

In move-in condition, the accommodation in brief comprises; welcoming entrance hallway with built-in storage, fantastic sized lounge/dining with large window providing excellent natural light and open views, modern fitted kitchen with appliances, well proportioned principal bedroom with mirrored fitted wardrobes, second good sized bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

Gardens and Parking

There are well maintained communal gardens together with ample residents parking within the development. Residents in the block contribute to the maintenance of the communal garden at a cost of approximately £85 per year.

Viewing

By appointment through Neilsons (0131 625 2222).





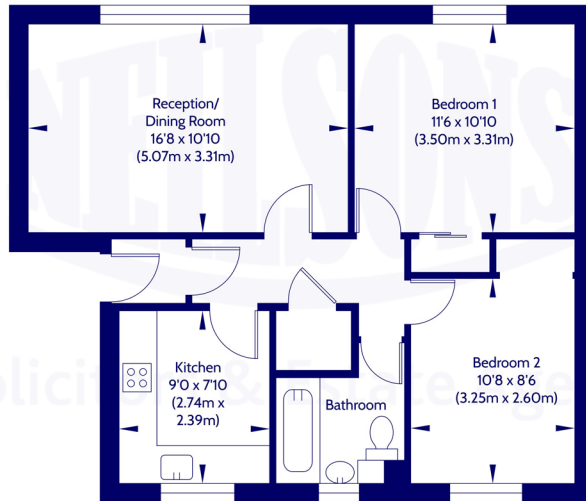
Location

The property is in the vibrant and sought-after Bonnington district of Edinburgh and is situated less than two miles from the city centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There is a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk as well as a large Tesco store. Further amenities can be found in the cosmopolitan Shore district, which offers a great choice of popular bars and worldrenowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There are regular bus and tram services to the city centre and surrounding areas while the city-bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 58 Sq M / 619 Sq Ft.

2nd Floor



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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