



Solicitors & Estate Agents



Offers Over

£320,000

4/2 Wintermill Square

Bonnington | Edinburgh | EH6 5QP

This impressive, truly stunning first floor flat provides a lovely corner aspect, offering leafy views over the Water of Leith. The property is situated within a well maintained modern development close to excellent local amenities, transport links and within close proximity to the City Centre. Offered to the market in true move-in condition.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Communal Gardens
-  Residents Parking
-  EPC Band - B
-  Council Tax Band - E



Description

This beautiful apartment features a secure entry system and a welcoming entrance hallway with a built-in storage cupboard and stunning chevron parquet flooring throughout. The fantastic-sized living and dining room boasts a triple aspect, providing exceptional natural light, and flows seamlessly into a contemporary fitted kitchen with integrated appliances. The bright principal bedroom offers a double aspect, fitted wardrobes, and an en-suite shower room, while the second well-proportioned double bedroom also includes fitted wardrobes. Completing the accommodation is a stylish bathroom with a three-piece suite. Additional benefits include gas central heating and double glazing.

The development is managed by Taylor & Martin Property Factors, who are responsible for maintenance, gardening, and building insurance. Charges are issued quarterly and may vary depending on the services provided, but they typically average around £100 per month.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances. Other items in the property are available through separate negotiation.

Gardens and Parking

The property is situated within well maintained communal garden grounds with access to two resident parking permits.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

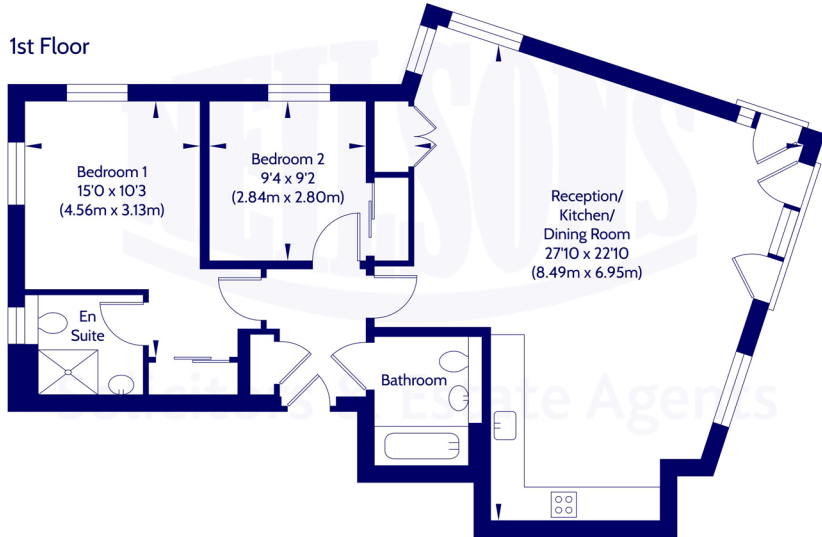
The property is in the vibrant and sought-after Bonnington district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic 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 world-renowned 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 and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 82 Sq M / 887 Sq Ft.

1st 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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