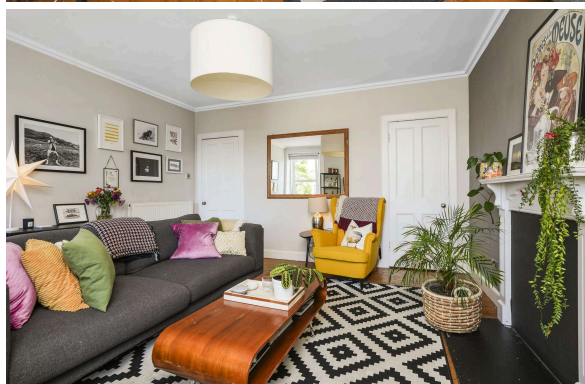




46B/1 Newhaven Road
BONNINGTON | EDINBURGH | EH6 5QB


warner's
solicitors & estate agents



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Nestled in the heart of sought-after Bonnington, moments from the excellent amenities on Leith Walk, quick transport links and vast open green spaces of Pilrig Park and the Walter of Leith walkway is this immaculately presented first floor apartment. Accessed to the rear of the building through arguably one of the city's finest communal gardens and up one floor of a stylish circular stone built communal stair this property is offered to the market in true move-in condition and would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace, a contemporary kitchen with attractive units and dining space, two well-proportioned double bedrooms, a useful separate W/C compartment and the flat is completed by a stylish shower room. Externally the secluded rear garden offers a green luscious haven within the city centre with colourful trees, shrubs and flowers with paved sections ideal for entertaining and an area laid to lawn.

- Spacious first floor traditional tenement
- Stylish communal garden
- Welcoming hallway
- Bright twin windowed lounge with fireplace
- Contemporary kitchen with attractive units
- Two ample double bedrooms
- Stylish shower room and separate W/C
- Energy rating C and Council tax C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Washing machine, fridge, tv bracket, blinds and wardrobe in main bedroom included in the sale. Other furniture can be made available with separate negotiation.

The sought-after city suburb of Bonnington is surrounded by leafy green parks the tranquil Water of Leith walk and quick cycle route. The immediate area provides an excellent range of amenities with the nearby Ocean Terminal shopping centre offering a cinema complex, gym and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the tram line Forth Road Bridge and City Bypass.

