



5 Milnacre,
Bonnington EH6 5TD



A well proportioned upper villa situated in a sought after location close to the Water of Leith

 2 Bed  1 Bath  1 Reception

Situated within a peaceful development close to the Water of Leith, this is a well proportioned upper villa located in the popular area of Bonnington. Ideally positioned for easy access into the City Centre and close to excellent amenities, the property would now benefit from some modernisation, offering the opportunity for a new owner to create a stylish home in a sought after location. In brief the accommodation comprises; upper hall with hatch to attic, good sized sitting room/dining room, fitted kitchen with window to the front, principal double bedroom with built in mirrored wardrobes, second double bedroom with built in mirrored wardrobes, and shower room. The property benefits from an external store cupboard and residents parking.

Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

- Sitting room/dining room
- Fitted kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- External store cupboard
- Attic
- Residents parking
- Communal gardens
- EPC Rating C

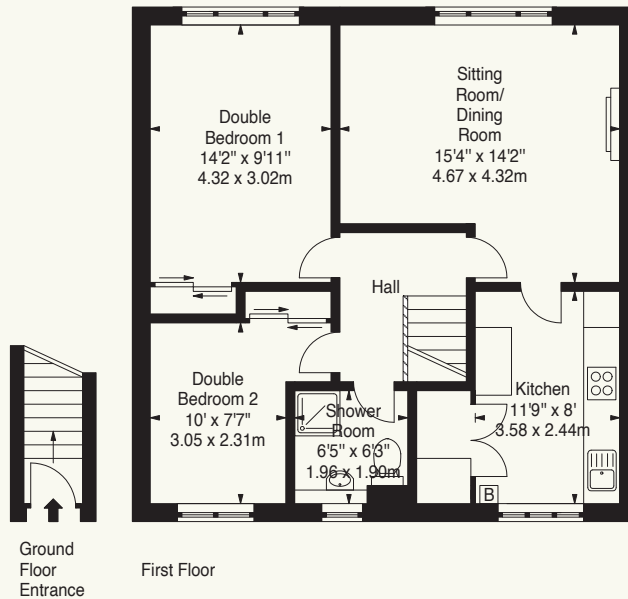
Fixed Price £230,000

£10,000 below Home Report Valuation

Milnacre,
Edinburgh,
Midlothian, EH6 5TD



Approx. Gross Internal Area
715 Sq Ft - 66.42 Sq M
For identification only. Not to scale.
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The property is situated within the popular Bonnington district of Edinburgh, which lies approximately two miles north of Edinburgh City Centre. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. Neighbouring Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy

restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.