

18/2 Newhaven Road

BONNINGTON | EDINBURGH | EH6 5PU

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Set within a traditional Edinburgh tenement, this bright and spacious first floor corner flat offers well-proportioned accommodation, attractive period character and a stylish modern kitchen. Situated in the popular Bonnington area, the property will appeal to a range of buyers, including first-time purchasers, professionals and investors.

The accommodation comprises a welcoming entrance hallway providing access to the principal rooms. The generously proportioned living room is a particular highlight, featuring an attractive bay window which allows an abundance of natural light to flood the room, while a feature fireplace creates a charming focal point.

The recently fitted kitchen offers a fresh, contemporary finish, with sleek white gloss units complemented by stylish grey tiling, providing an attractive and practical space for everyday cooking.

There are two generous double bedrooms, both offering excellent proportions and flexibility for bedroom furniture, home working or guest accommodation. The bathroom is fitted with a three-piece suite, including a bath with an electric shower over.

Externally, residents benefit from access to a communal rear garden, while on-street parking is available nearby.

- First floor corner flat in traditional tenement
- Bright bay-windowed lounge with feature fireplace
- Recently fitted kitchen with white gloss units
- Two generously proportioned double bedrooms
- Bathroom with electric shower over bath
- Communal rear garden and on-street parking

Council tax band C, EPC rating C

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



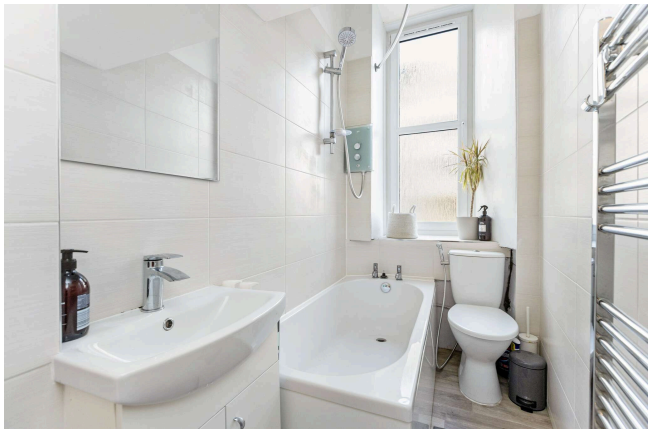




Extras to be included in sale: All light fittings, wall mounted TV bracket, oven and hob.

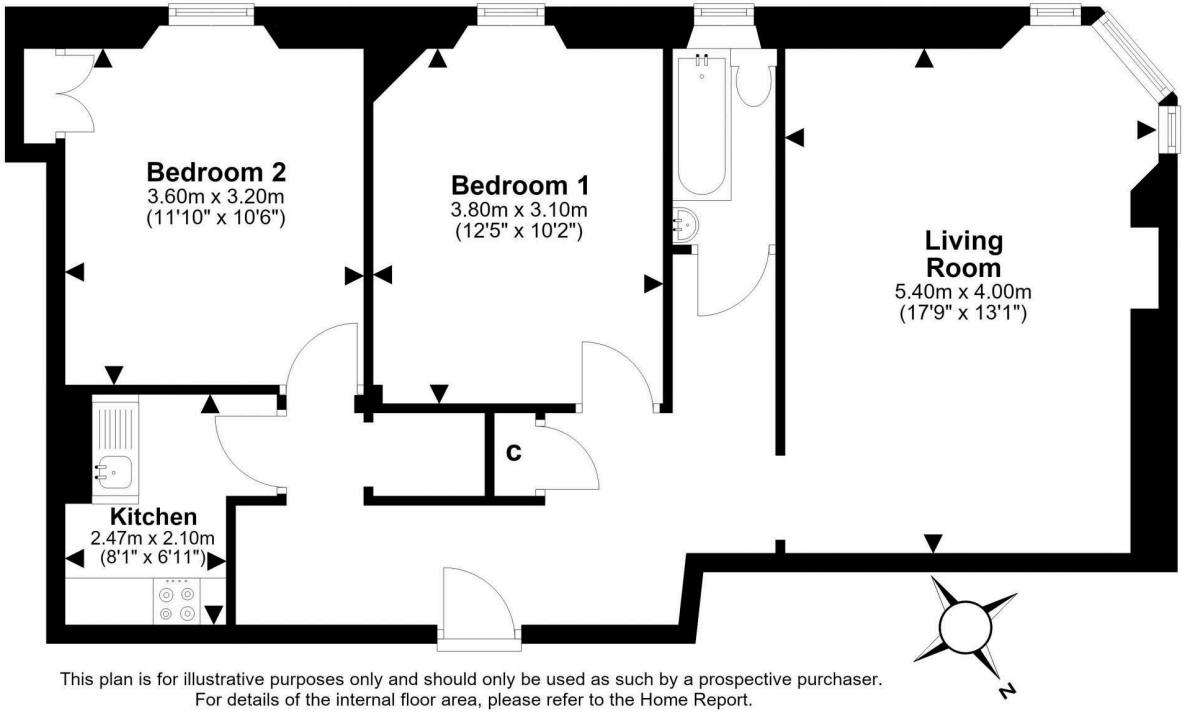
The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby St James Quarter. 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 Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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