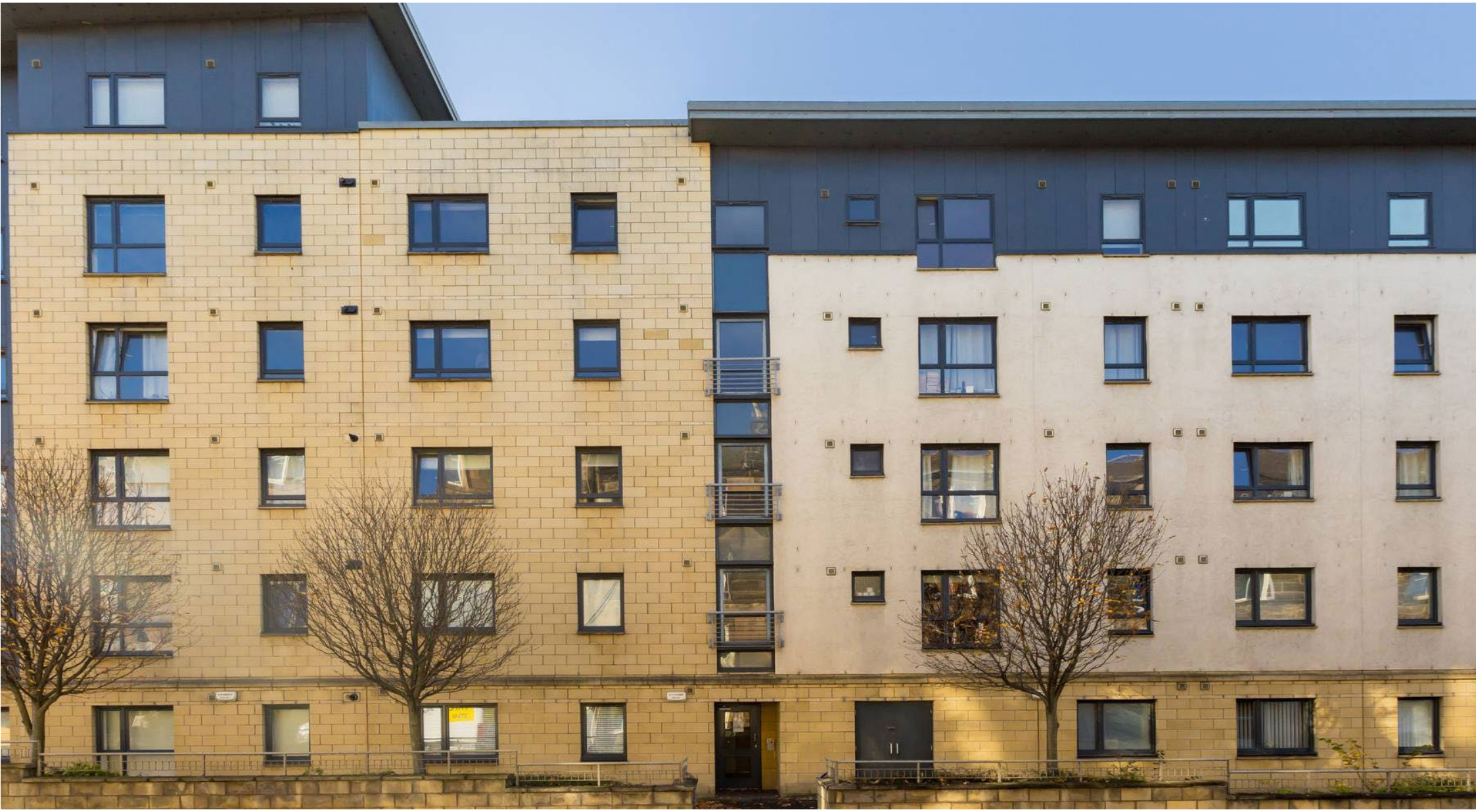
GILLESPIE MACANDREW



1/2 Newhaven Road,

Bonnington, Edinburgh, EH6 5PA.

CALL US ON 0131 447 4747

1/2 Newhaven Road, Bonnington, Edinburgh, EH6 5PA.

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry system.
- Welcoming reception hall with excellent storage cupboard housing the automatic washing machine.
- Fabulous open-plan living room, dining area and contemporary fitted kitchen with island & integrated appliances.
- Patio doors providing direct access to a private rear garden.
- Generously proportioned double bedroom with built-in wardrobes.
- Stylish contemporary bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Two residents' parking permits for the residents' car park.
- Additional unrestricted on-street parking available within the surrounding streets.









GENERAL DESCRIPTION

An immaculately presented ground floor flat situated within the popular Bonnington district of the city, perfectly positioned for easy access to Edinburgh City Centre and an excellent range of local amenities. Offering stylish and move-in ready accommodation, the property would make an ideal purchase for a first-time buyer, young couple, or those looking to downsize and enjoy the convenience of single-level living. In excellent decorative order throughout.

LOCATION

Bonnington is a highly sought-after residential district situated just north of Edinburgh's City Centre, offering an excellent blend of urban convenience and established neighbourhood charm. The area has undergone significant regeneration in recent years and is particularly popular with a wide range of buyers thanks to its excellent local amenities, attractive walks, and superb transport links. The property at Newhaven Road enjoys a prime position close to vibrant Leith, The Shore, and the scenic Water of Leith Walkway, providing an abundance of cafés, restaurants, bars, and leisure facilities within easy reach. Residents also benefit from nearby supermarkets, independent retailers, and excellent recreational opportunities including Pilrig Park and Victoria Park. The area is exceptionally well-connected, with regular bus services and the nearby Edinburgh Trams offering swift access to the City Centre, Edinburgh Airport, and surrounding districts. Combining convenience, character, and connectivity, Bonnington remains one of Edinburgh's most desirable city-edge locations.

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 1.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 9.5 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

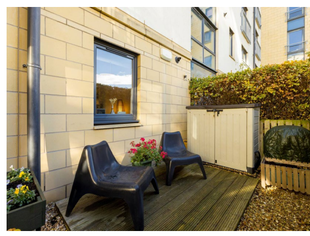
EXTRAS: THE SALE INCLUDES ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES AND WINDOW BLINDS. THE KITCHEN APPLIANCES ARE ALSO INCLUDED, COMPRISING THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. IN ADDITION, THE KITCHEN ISLAND AND BREAKFAST BAR WITH STOOLS WILL BE INCLUDED IN THE SALE, TOGETHER WITH THE TWO GARDEN SEATS AND STORAGE UNIT LOCATED IN THE REAR GARDEN. THE DINING TABLE AND FOUR CHAIRS IN THE GARDEN MAY ALSO BE AVAILABLE BY SEPARATE NEGOTIATION.

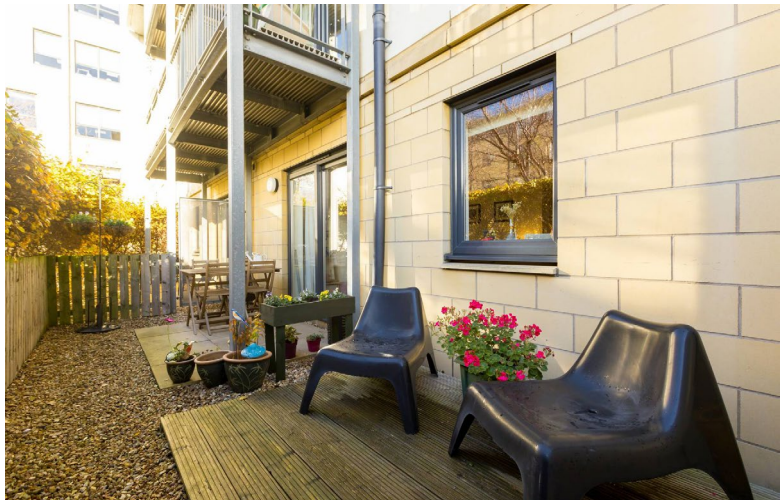














FACTORING NOTE

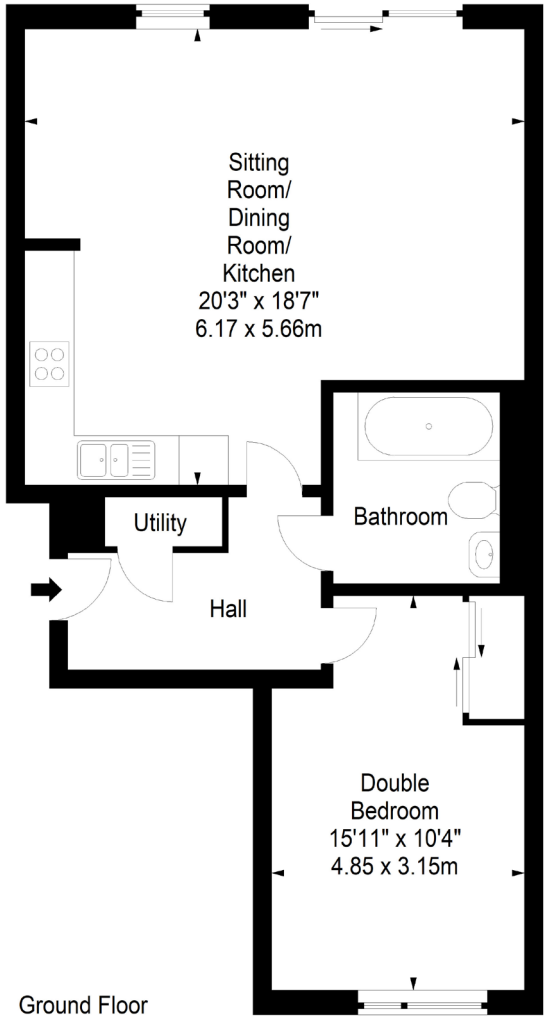
The development is now factored by Charles White, who have recently taken over management from Fior Property Services. Under the previous arrangement, the factoring charge was approximately £100 per calendar month, covering the maintenance and upkeep of the communal areas and grounds, together with the block buildings insurance. The proposed management structure under Charles White is for these charges to be paid on a quarterly basis, although prospective purchasers should make their own enquiries regarding the current factoring arrangements and associated costs.

ENERGY PERFORMANCE CERTIFICATE RATING B

Newhaven Road,
Edinburgh,
Midlothian, EH6 5PA

SquareFoot

Approx. Gross Internal Area
646 Sq Ft - 60.01 Sq M
For identification only. Not to scale.
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Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.