



# Flat 3, 2 Wintermill Square,

Edinburgh, EH6 5QP



## Description

Clancy's Solicitors & Estate Agents are delighted to present this immaculate first-floor flat in a prestigious modern development, located in the highly sought-after Bonnington area, just northeast of Edinburgh's city centre. The property offers easy access to local amenities, shops, cafes, and excellent transport links, making it ideal for first-time buyers, professionals, couples or perhaps someone who is looking to downsize from a larger family home. The flat features a secure entry system, a lift and staircase to the first floor, and a spacious reception hall. The property is offered to the market in excellent order throughout and the accommodation briefly comprises a welcoming entrance hallway, the open-plan living area combines a bright living room, dining area, and fully equipped modern kitchen with integrated appliances. Large windows bring in natural light, and a private balcony offers outdoor space. The master bedroom is a generous retreat with built-in wardrobes and an en-suite shower room. A second double bedroom, also with built-in wardrobes, is perfect for guests or a home office. The contemporary bathroom includes a shower-over-bath combination. Additional highlights include gas central heating, double glazing, secure bike storage, well-maintained communal gardens, and residents' parking. Offering a blend of style, space, and practicality, this flat is an excellent choice for those seeking a convenient and modern home in one of Edinburgh's most desirable areas. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

## Factoring

The development is managed by Taylor & Martin, Gogar Mains House, Gogar Mains Farm Road, Edinburgh, EH12 9BP and a fee of approximately £92.50 is payable. This includes stair cleaning, the general upkeep of the communal grounds, lift telephone, block buildings insurance and the factoring agent's own fee.

## Location

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of 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. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and takeaways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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.

## Extras

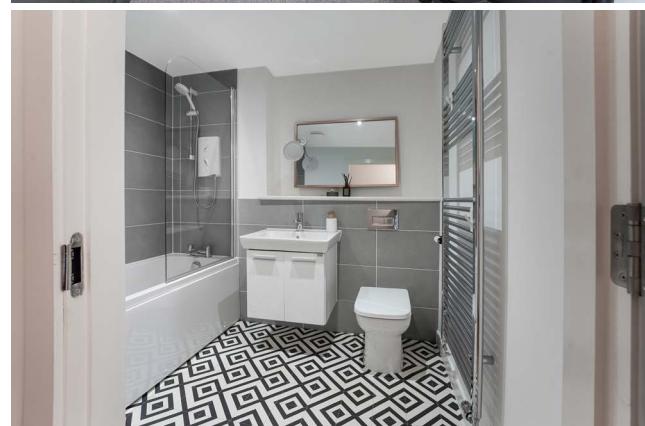
All fitted floor coverings and integrated kitchen appliances.

## Features

- Entrance hall
- Double glazing
- Open plan lounge/kitchen/dining room
- Communal garden grounds
- 2 Bedrooms
- Residents parking
- 2 Bathrooms
- EPC rating - C
- Gas central heating
- Council Tax Band - E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID110927)  
VistaBee 2025



CLANCYS