



Flat 7, 2 Wintermill Square, Edinburgh

In Excess of £305,000



CONTEMPORARY 2 BEDROOM APARTMENT!!

Niall McCabe & RE/MAX Property are delighted to present to the market this exquisite 2-bedroom, 2-bathroom city-centre apartment. Every inch of this residence has been elegantly adorned with stylish decor, creating an atmosphere of modern sophistication. The property boasts two bespoke bathrooms, each thoughtfully designed with luxury in mind, and an expansive open-plan living area that seamlessly blends comfort and style. Nestled in a fashionable and highly esteemed development, this apartment offers the perfect blend of urban convenience and contemporary living, being just a stone's throw from all local amenities.

Bonnington lies roughly a mile and a half north of the city centre and is situated a short distance from Broughton Road and Leith, and is therefore well-served by a range of local amenities, including shops, schools, and a good choice of leisure and recreational facilities. The Water of Leith runs through the area, with the 12-mile Water of Leith Walkway following its route from Balerno to Leith. All the amenities and attractions of the city centre are easily accessible by car or by public transport. Further facilities can also be found in the vibrant Shore area, which features a wealth of popular bars and restaurants, whilst The Ocean Terminal Shopping Centre provides a multi-screen cinema, Marks & Spencer Food Hall, restaurants, and high-street shopping.

The home report can be downloaded from our website.

Freehold

Council tax band E

Factor Fee £250 per quarter

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Entrance Hallway

13' 4" x 10' 4" (4.06m x 3.14m)

Gorgeous entrance hallway, finished in luxurious tones with sleek flooring which allows access to all internal accommodation. Setting the scene for the impeccable interiors to follow..

Lounge/Kitchen

28' 8" x 12' 4" (8.75m x 3.77m)

Spanning the entire width of the property, the lounge/kitchen/dining area is the true 'hub' of this wonderful apartment. The lounge area is grand, yet exceptionally cozy feeling with its subtle grey décor and dual aspect windows. The kitchen is well-equipped with a vast range of base & wall mounted handless cabinetry with fresh worktop and contrasting flooring – from here you access the gorgeous, private balcony which boasts views over the water of Leith & plenty of mature shrubbery. The dining section completes the area and is a pretty space ideal for quick morning coffees and evening meals with friends – there is a pretty, picture window that floods the space with light.



Bedroom 1

13' 2" x 11' 3" (4.02m x 3.43m)

The principal bedroom is of generous proportions and has been decorated in a luxurious palette. The room benefits from plush carpeting, ample fitted storage, a large window & 'perfect fit' blinds. From here you enter the lovely shower room.



En-Suite

7' 4" x 6' 6" (2.24m x 1.97m)

Beautiful en-suite shower room that has a large, corner enclosure with overhead power attachment, wash hand basin & a W.C.

Bedroom 2

11' 3" x 9' 0" (3.43m x 2.75m)

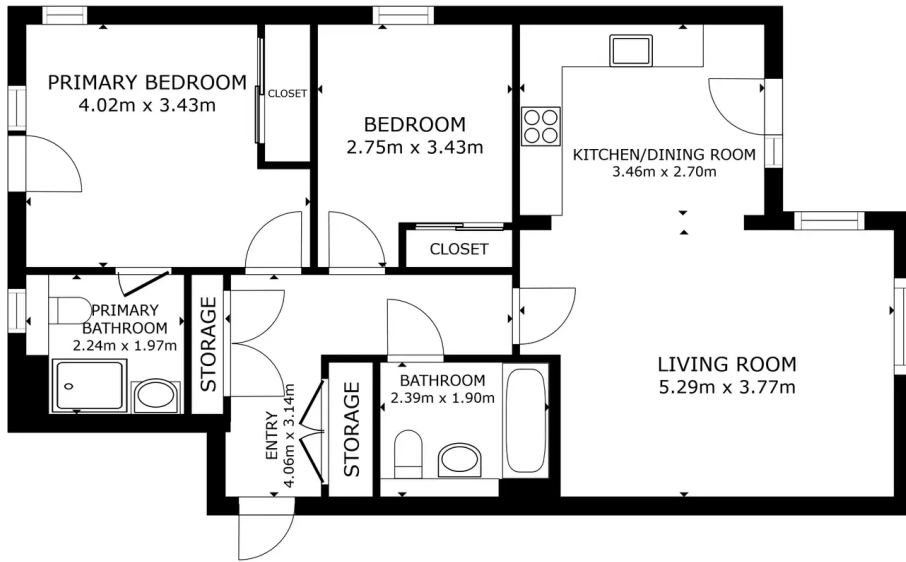
A gorgeous double room enjoying a fresh, neutral finish and plush carpeting. The room boasts central lighting, fitted storage and a large window.

Family Bathroom

7' 10" x 6' 3" (2.39m x 1.90m)

Completing the internal accommodation is a bespoke 3-piece family bathroom, which comprises of large bathtub with overhead shower, wash hand basin – sunk into a stunning vanity – and W.C – the walls are partially tiled, and the flooring has been designed to complement perfectly.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 73.2 m²
TOTAL : 73.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.