



20/5 Milnacre, Edinburgh, EH6 5TD

Immaculately Presented, Two-Bedroom, Second (Top) Floor Flat

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Property Description

Immaculately presented, two-bedroom, second (top) floor flat, with shared gardens and residential parking. Set adjacent to the Water of Leith, in a quiet cul-de-sac, in the Bonnington area, north of Edinburgh centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Light and tastefully finished, with views to the city skyline, highlights include a modern kitchen with appliances, a stylish bathroom, and contemporary flooring and lighting.

In addition, there is gas central heating, double glazing, and superb storage provision including bedroom wardrobes and a loft space mirroring the floorplan.

This desirable development offers unrestricted residents' parking, extensive garden grounds, and a shared garage/bike store room.

A welcoming entrance vestibule offers space for outerwear and opens into the hall, affording access throughout the property and featuring a convenient storage cupboard. Set to the front, a spacious living room is finished with tasteful decor, carpeted flooring, a wall-mount TV point and a large window enjoying plentiful natural light and leafy views.

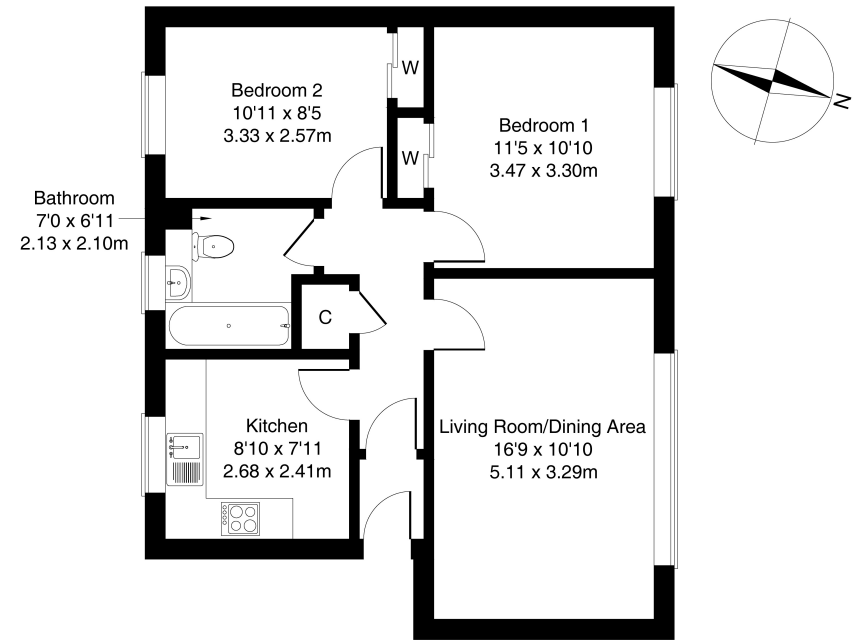
Whist to the southerly facing rear, a stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven and gas hob, and a freestanding washing machine and fridge/freezer.

Two double bedrooms are set to opposite aspects, similarly well-finished with light neutral decor, carpeted flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, the bathroom is set to the rear, fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (647 sq ft - 60 sq m.)



Top Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnington lies roughly a mile and a half north of the city centre and is situated a short distance from vibrant Broughton Street and Leith Walk, and is therefore well-served by a range of local amenities, as well as independent retailers including butchers, fishmongers, cafes, restaurants, and bars. The newly completed St James Quarter is also within easy reach, with its wide range of retail, lifestyle, and leisure facilities on offer, with many more in planning. 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, restaurants, and high-street shopping. There are numerous public parks and squares nearby, with the Water of Leith running through the area, with the 12-mile Water of Leith Walkway following its route from Balemo to Leith. There are frequent public transport services in the area available from Broughton or Leith Walk, including the new tram extension from Edinburgh Airport to Newhaven.





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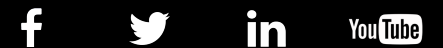
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Estate Agents and Solicitors



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