

Flat 11, 1 Wintermill Square

BONNINGTON, EDINBURGH, EH6 5QP



*SPACIOUS THREE BEDROOM
TOP FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom top-floor flat, situated in the heart of Edinburgh's area of Bonnington. The property benefits from being flooded with natural light, private parking and excellent energy performance.

Inside, the property comprises of a fully equipped kitchen/living/dining room which is an excellent space making the most of open plan living. Benefiting from an induction hob, fan oven integrated white goods and is generously proportioned to accommodate, dining and living furniture.







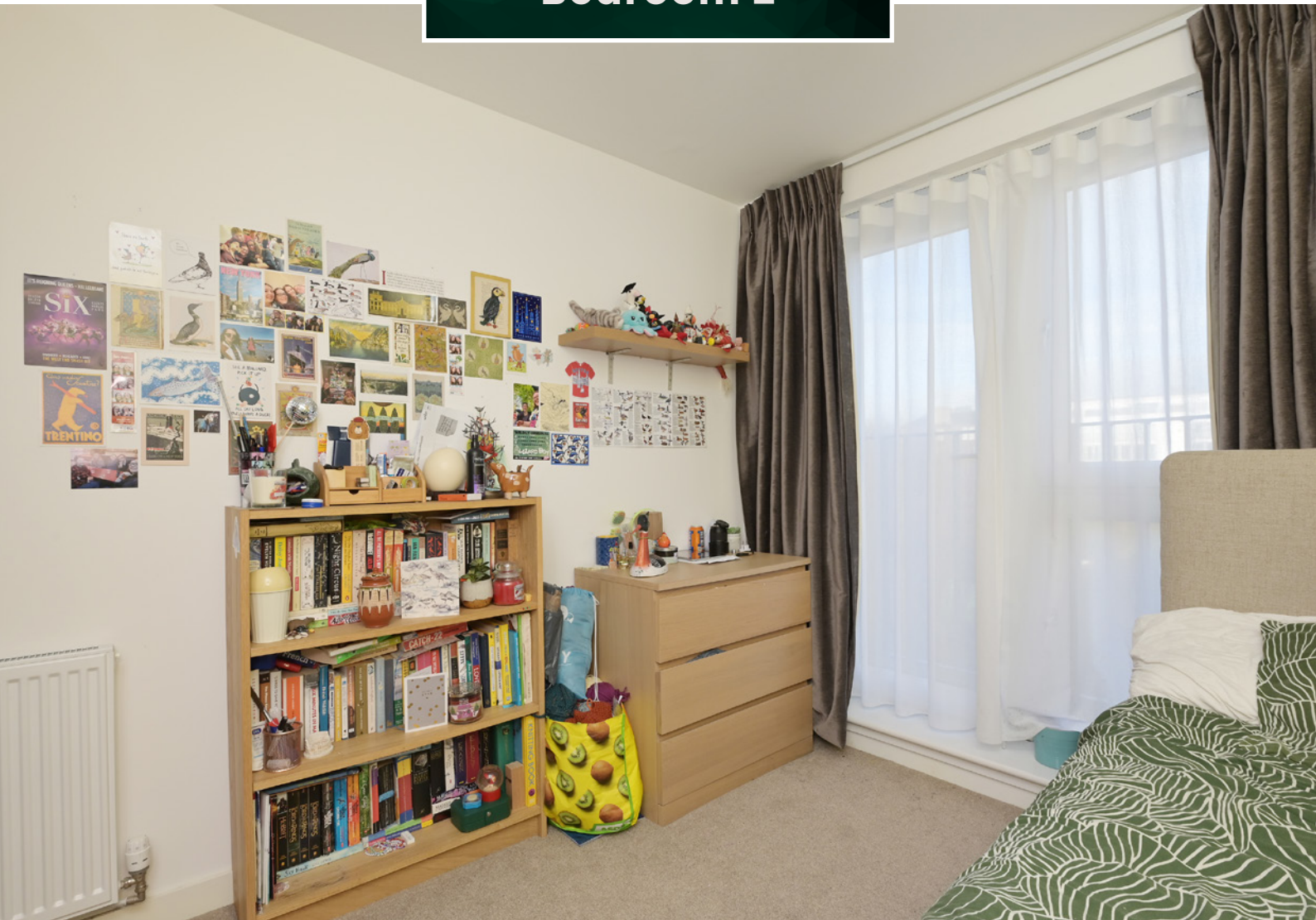


The flat has three double bedrooms, all of which range in size. The master bedroom boasts integrated wardrobes and built-in wardrobes whilst the other bedrooms offer excellent opportunities for free-standing storage options.





Bedroom 2





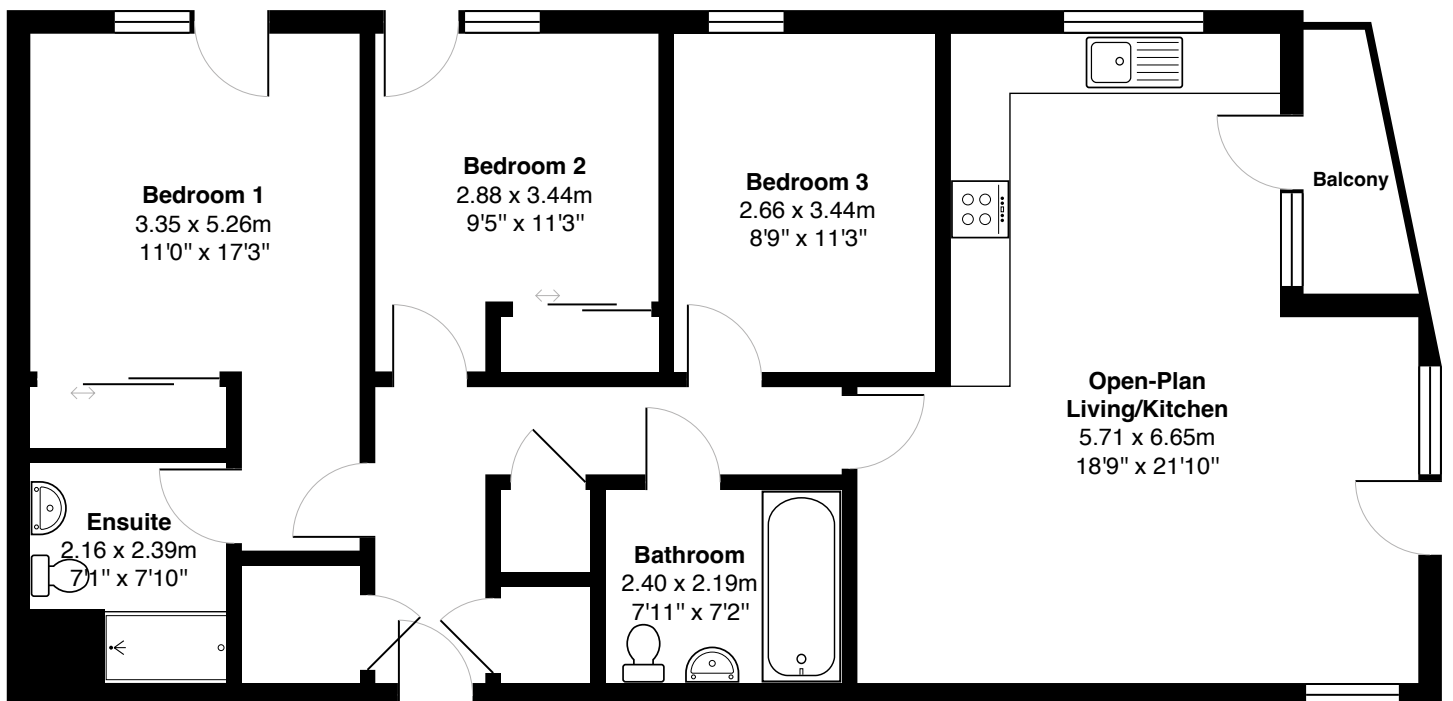
Bedroom 3





There are two bathrooms in the property. One main family bathroom which is fitted with a modern three piece suite and the master bedroom has an en-suite shower room.





Gross internal floor area (m²): 91m²

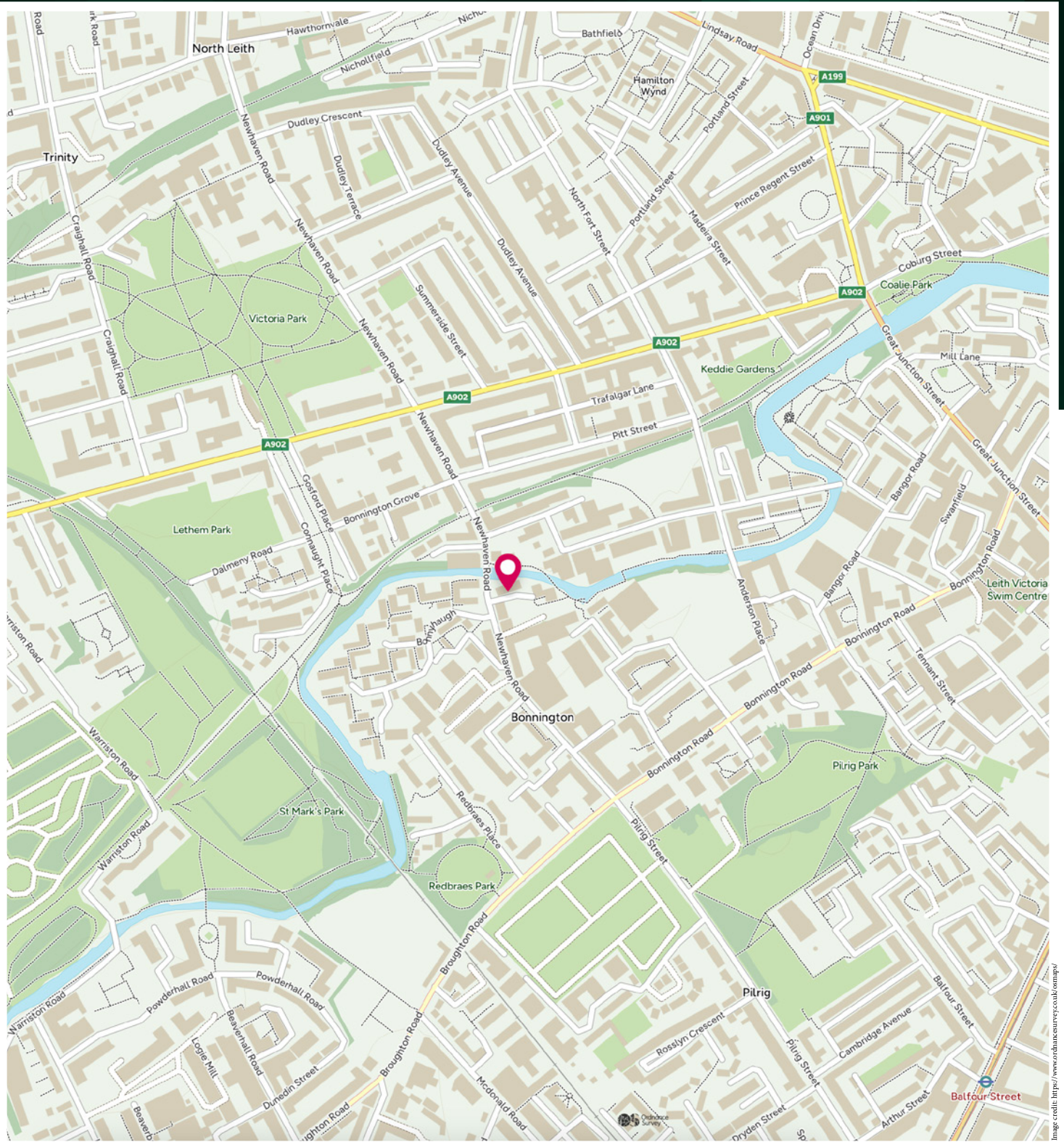
EPC Rating: B

Floor Plan



In addition to this, the property includes excellent storage, private parking, gas central heating and modern double glazed windows, making for a warm and cost effective home, year round.





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