

4 Clarice McNab Lane

BONNINGTON, EDINBURGH, EH6 5FA



*THIS EXCEPTIONAL APARTMENT COMBINES
MODERN LIVING, A PRIME LOCATION, AND A
PRIVATE OUTDOOR SPACE*



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McEwan Fraser is delighted to present this contemporary, main-door two-bedroom apartment, perfectly positioned within a modern development in Bonnington, adjacent to the scenic Water of Leith. Combining stylish interiors with a private and low-maintenance patio garden, this property offers an ideal home for young professionals, first-time buyers, or anyone seeking a vibrant city lifestyle within easy reach of Edinburgh's city centre, Leith, and The Shore.

The main entrance opens into a welcoming hallway, thoughtfully designed with a utility cupboard and two additional storage options. The bright, open-plan living area features a comfortable reception space with glass doors leading directly onto the private patio garden, creating a seamless flow between indoor and outdoor living. The proportions on offer will give a new owner plenty of flexibility as they create their ideal living and entertaining space. The modern kitchen comprises a full range of base and wall-mounted units that give plenty of prep and storage space. There is a range of integrated appliances, including a gas hob, an electric oven, a fridge freezer, and a dishwasher.

The Property









The principal bedroom, located at the front of the property, features built-in wardrobes and a well-proportioned en-suite shower room. A second generously sized double bedroom also includes built-in storage and contemporary décor, ensuring comfort and practicality.







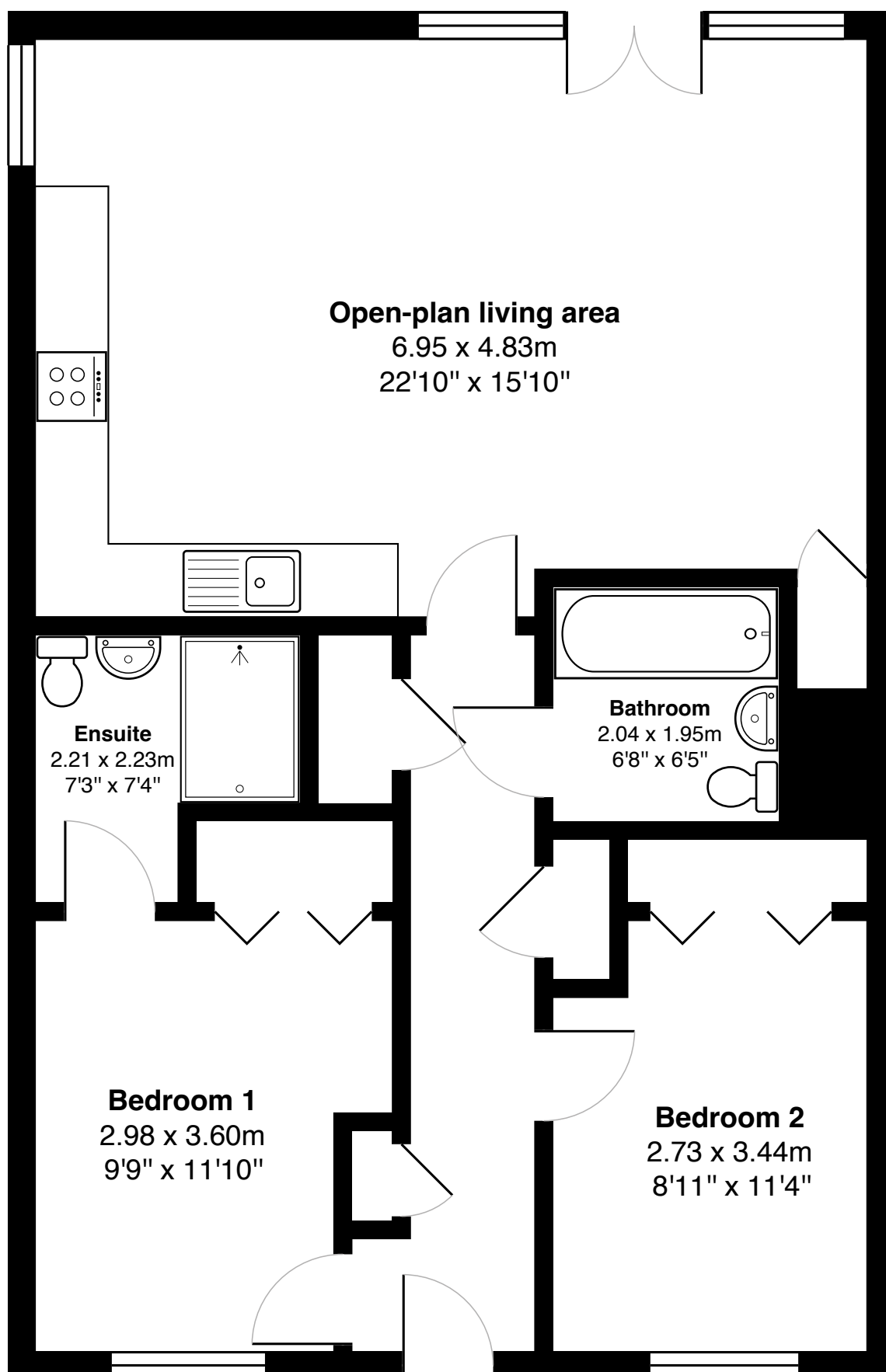
Bedroom 2





Completing the interior, the main bathroom is fitted with a contemporary white three-piece suite, including a thermostatic shower over the bath, modern tiling, and vanity storage.





Gross internal floor area (m²): 76m²

EPC Rating: B



Externally, there is a private residents' car park. This exceptional apartment combines modern living, a prime location, and a private outdoor space, offering a rare opportunity to acquire a stylish home in one of Edinburgh's most sought-after areas.







Perfectly positioned on Clarice McNab Lane, backing onto the Water of Leith, this flat sits in the heart of Bonnington, one of Edinburgh's most up-and-coming and vibrant neighbourhoods. Popular with young professionals and first-time buyers, Bonnington offers a unique blend of historic character, riverside charm, and a creative, community-focused atmosphere.

Transport links here are excellent. The area is just a short stroll from Leith Walk, providing frequent bus services to the city centre, and the Edinburgh Tram extension offers a direct connection to the airport and across the city. Cyclists also benefit from convenient access to the Water of Leith Walkway and the North Edinburgh cycle network, providing traffic-free routes to the city centre, Newhaven, and beyond.

Daily life in Bonnington is exceptionally convenient. A range of local cafés, pubs, independent shops, and supermarkets are on your doorstep, with larger retail and leisure options available at nearby Ocean Terminal. The neighbourhood's growing reputation for riverside living, culture, and creativity makes it a lively and engaging place to call home.

The Location

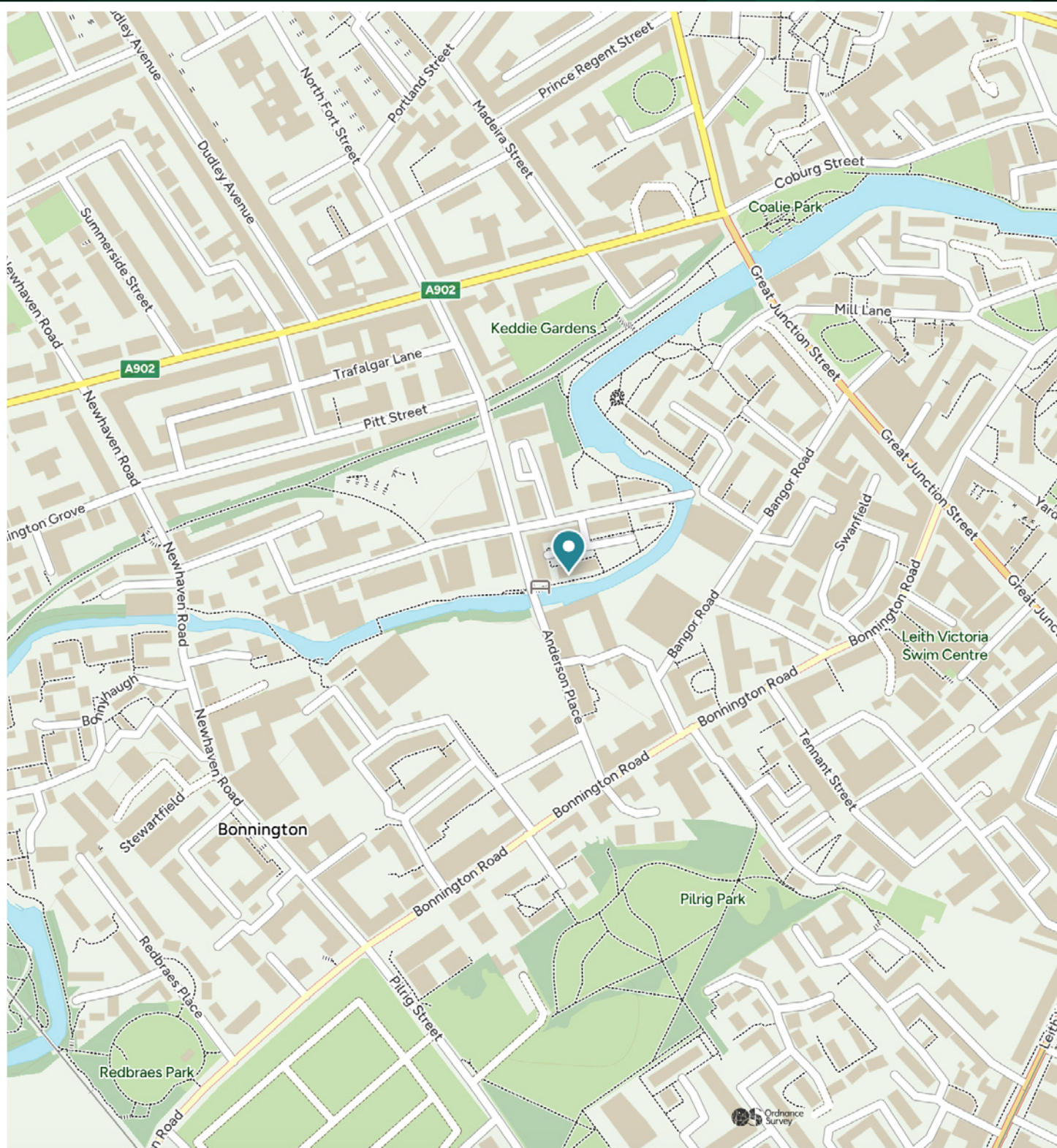


Just a short walk away is The Shore, one of Edinburgh's most attractive waterfront districts. This historic dockside area combines characterful stone buildings with contemporary urban living, offering scenic walks along the Water of Leith and a relaxed harbourside atmosphere. It is a popular destination for dining, socialising, and unwinding.

Green space is never far away. Bonnington Parks and nearby riverside paths provide opportunities for walking, cycling, and outdoor leisure, connecting seamlessly to scenic routes along the Water of Leith and into the city centre.

With excellent transport connections, a vibrant local scene, and access to both the waterfront and green spaces, Clarice McNab Lane in Bonnington offers a connected, contemporary lifestyle in one of Edinburgh's most distinctive and sought-after areas.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
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Area Sales Manager



Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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