

**Flat 9, 2 Wintermill
Square
Edinburgh EH6 5QP
Offers Over £315,000**

- Stunning open plan living/kitchen/diner with private balcony
- Kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and integrated appliances
- Two double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Residents parking and E.V charging point
- Well kept communal gardens

Council Tax Band: E
Tenure: Freehold
Annual Service Charge: £1200



1



2



2



EPC B



Fourth Floor Flat

This superb modern two-bedroom flat, located in the heart of Leith, is certain to attract strong interest. Boasting stunning open outlooks, a private balcony, and excellent transport links to the city centre, early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious open-plan living, kitchen, and dining area, flooded with natural light from two full-length windows. One features a Juliet balcony, while the other opens onto a private balcony with elevated views over the Water of Leith—an ideal setting for relaxing or entertaining guests. The contemporary kitchen is fitted with a range of wall and base units, along with an induction hob, oven, microwave, and integrated appliances.

There are two generously sized double bedrooms, both with built-in wardrobes. The master bedroom benefits from an en suite shower room, fitted with a two-piece suite and mains-powered walk-in shower, and enjoys fantastic views towards Edinburgh Castle. A stylish family bathroom completes the accommodation, featuring a three-piece suite with an electric shower over the bath.

Further benefits include two large storage cupboards in the hallway, gas central heating, and double glazing throughout.

Externally, the development offers lift access to all levels, residents' parking (with two permits per flat), a secure bike store, and EV charging points.

Please note: the property is factored by Taylor Martin, with an average monthly fee of approximately £100, covering building maintenance and insurance.

Leith is renowned for its vibrant atmosphere and offers an exceptional selection of eateries, including Michelin-starred restaurants, cosy cafes, and charming wine bars. Everyday conveniences are within easy reach, with major supermarkets and Ocean Terminal nearby, providing a gym, cinema, and additional shopping options. For outdoor enthusiasts, the area boasts several open-air recreational facilities, public parks, and the picturesque village and harbour of Newhaven, perfect for a leisurely afternoon stroll. Excellent transport links, including the city bypass just a short drive away, offer easy access to destinations further afield.

Viewing by appointment on 0131 337 1800

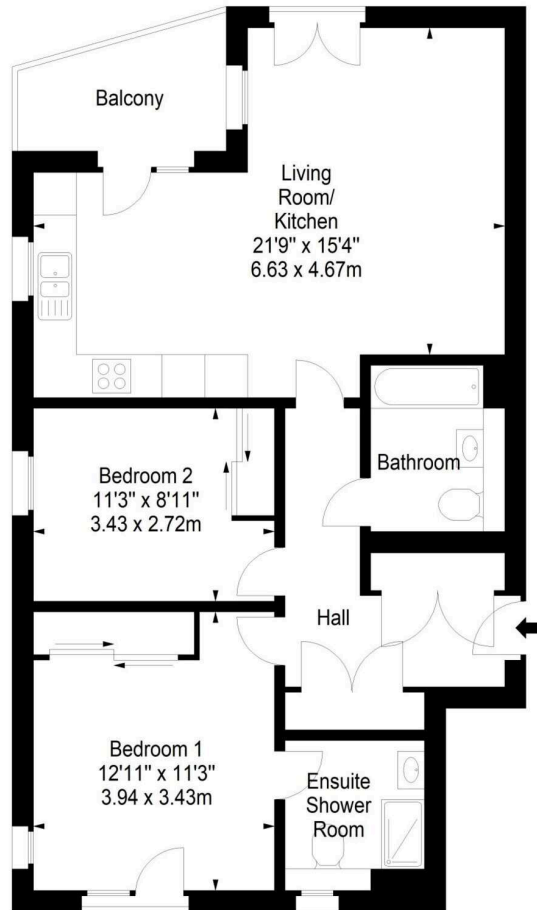
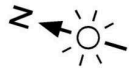




Wintermill Square,
Edinburgh,
Midlothian, EH6 5QP



Approx. Gross Internal Area
785 Sq Ft - 72.93 Sq M
For identification only. Not to scale.
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Fourth Floor



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