



Flat 2, 9, Flaxmill Place, Edinburgh, EH6 5QW

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Forming part of a modern, factored development, we are delighted to present to the market this good sized and well-presented ground floor flat completed by Barratt Homes in 2015. The property offers an excellent opportunity to the first time buyer and small families alike offering bright and spacious accommodation with direct access to the shared gardens. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a large storage cupboard.
- Living/dining room with direct access to the rear communal gardens.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobe storage and en-suite shower room.
- Further double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Secure entry system and intruder alarm in the property.
- Factored by Ross & Liddell.
- Communal garden areas.
- Residents and visitors parking.



Location

Bonnington is set to the northeast of Edinburgh's city centre. An excellent range of shops, bars, cafes and restaurants are available on nearby Trinity, Ferry Road and Newhaven. Leith Walk is also a short walk away from the property with the Tram extension works now complete there is a link from the Airport to Newhaven. A selection of regular bus services are available nearby. The Water of Leith walkway is close by giving access to The Shore and Cannonmills with the Botanic Gardens and Stockbridge around a 15-minute walk. The Scottish Executive's Victoria Quay building and the Ocean Terminal shopping/leisure centre are also readily accessible

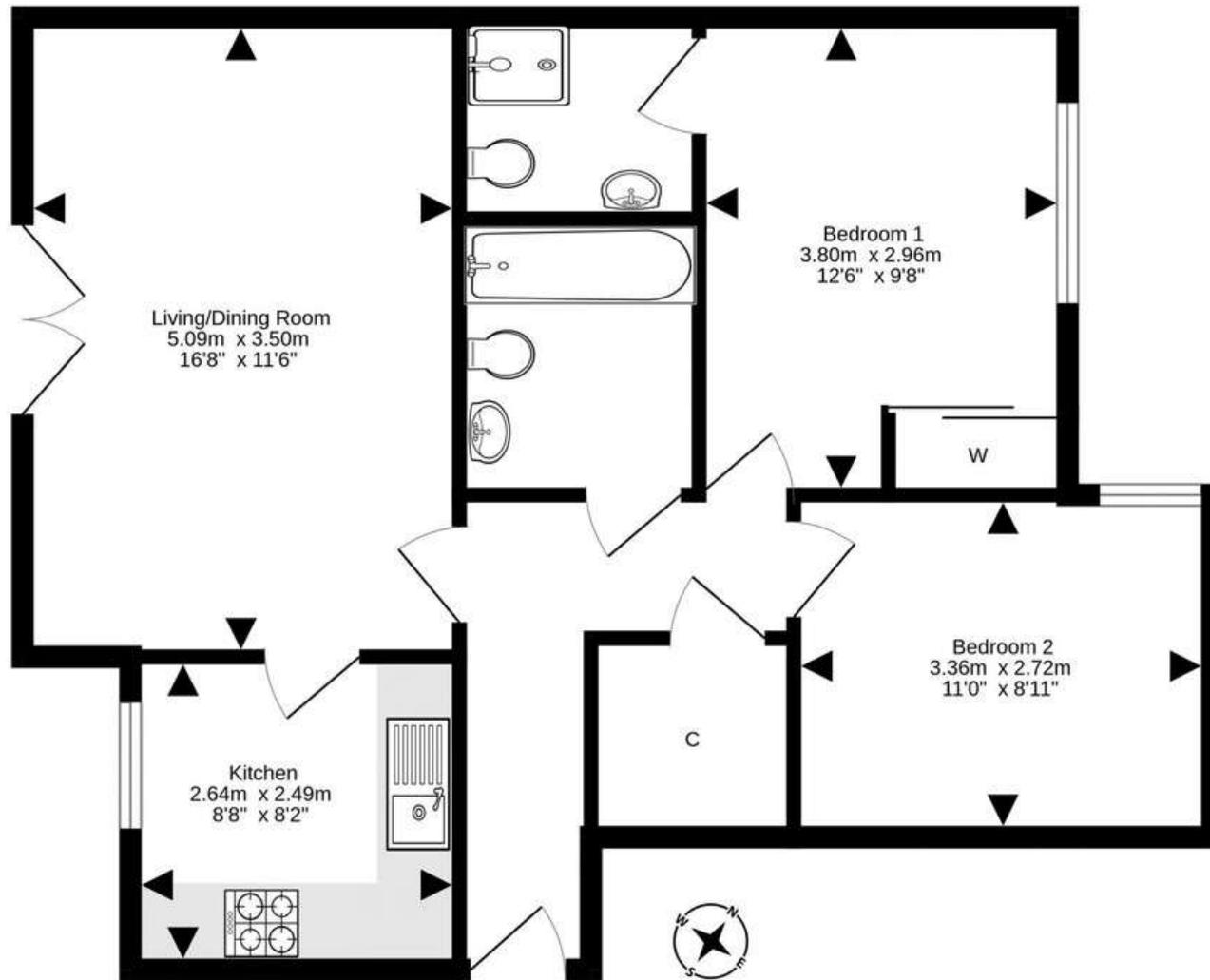
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

