



3/11 FLAXMILL PLACE

LEITH, EDINBURGH, EH6 5QU



1 PUBLIC



2 BED



2 BATH

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This two-bedroom fourth-floor corner apartment forms part of a modern development in sought-after Leith. It is in excellent decorative order, and is finished to quality standards throughout. The property further boasts a dual-aspect living and dining room with Juliet balconies, a modern kitchen, and two bathrooms. It is sure to appeal to a wide demographic, especially with its desirable location set in easy reach of the city centre, and excellent amenities and transport links, including a new tramline on nearby Leith Walk.

Features

- Modern fourth-floor apartment
- Part of a popular development
- Desirable setting in Leith
- Secure entry system and lift service
- Attractive modern interiors
- Welcoming hall with built-in storage
- Dual-aspect living/dining room
- Monochrome-inspired kitchen
- Two double bedrooms (one with a wardrobe)
- Quality en-suite shower room
- Family bathroom with overhead shower
- Manicured communal garden
- Ample residents' parking
- Gas central heating and double glazing



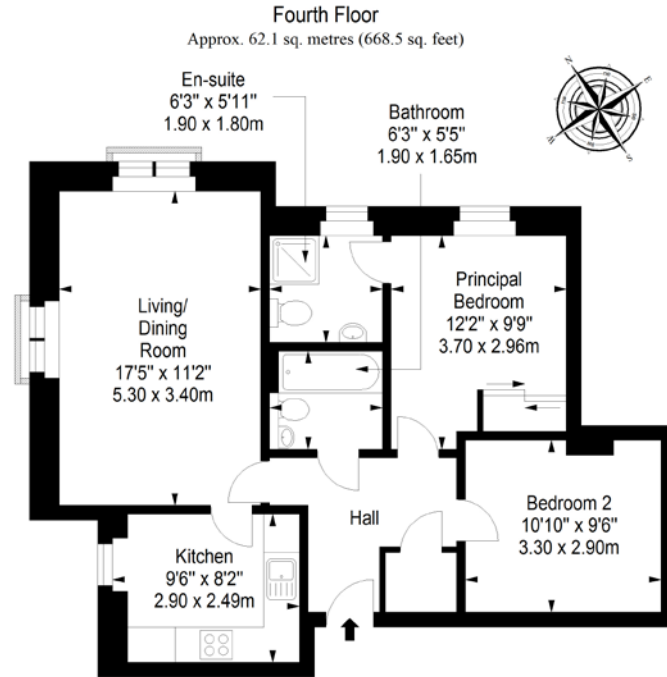
EPC Rating - C

Home Report Value - £240,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, an integrated oven, ceramic hob, fridge/freezer, and washing machine to be included in the sale.



Total area: approx. 62.1 sq. metres (668.5 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.