

COULTERS[®]

3/9 FLAXMILL PLACE

BONNINGTON, EDINBURGH, EH6 5QU

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/9 Flaxmill Place is a bright, engaging and well-presented modern two bedroom third floor apartment, forming part of an attractive modern development in the popular area of Bonnington, to the North East of the city centre. The property is well situated for charming walks along the Water of Leith and the greenery of Pilrig Park. The front door opens on to a hallway with a good sized storage cupboard, which in turn leads to the lovely, light living room/dining room which benefits from open views.

KEY FEATURES



Beautifully presented third floor modern apartment.



Two double bedrooms, one with en-suite.



Landscaped shared garden.



Residents parking.



Located in the popular area of Bonnington, close to the city centre.



Excellent local amenities nearby.



Adjacent to the living room / dining room is a modern fitted kitchen with wall and base mounted cabinetry, contrasting worktops and integrated appliances which comprise; electric hob, oven, extractor hood, fridge/freezer and washing machine. There are two double bedrooms, one with an en-suite shower room, in addition to a bathroom fitted with a bath (and shower over), WC and wash hand basin. Heating and hot water is provided by gas central heating and the flat has double glazing, in addition to a lift and entry phone system.

The communal grounds are well tended and residents parking is available within the development, in addition to parking the surrounding streets.





THE LOCAL AREA

Nestled in the north of Edinburgh along the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighbourhood. This historic area, is a desirable location with a rich heritage and a thriving community.

Take a stroll along the Water of Leith walkway, or relax in one of the many nearby parks and green spaces. There is a diverse array of shops, restaurants, and cafes in nearby Newhaven and The Shore to explore and there are a good selection of larger supermarkets available including ASDA, Lidl and Aldi.

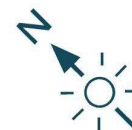
The Edinburgh cycle network can be joined close by and there is excellent provision for both bus and tram travel nearby, offering quick and easy access into the city centre and directly to Edinburgh Airport.

EXTRAS

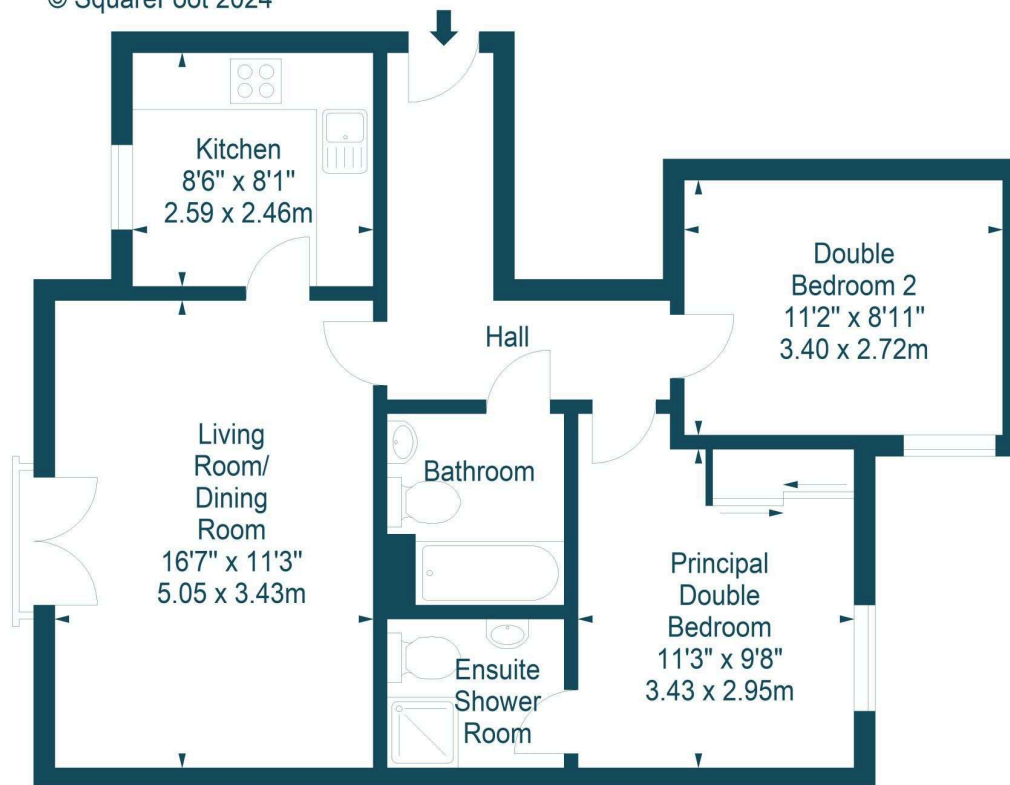
All light fittings, fitted flooring, the fridge/freezer and integrated kitchen appliances are included in the sale price.



Flaxmill Place,
Edinburgh,
Midlothian, EH6 5QU



Approx. Gross Internal Area
650 Sq Ft - 60.39 Sq M
For identification only. Not to scale.
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Third Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.