

**6/2 Flaxmill Place
Bonnington EH6 5QU**

Offers Over £195,000

- Entrance hallway with deep storage cupboard
- Bright dual aspect lounge/dining room
- Modern fitted kitchen with appliances included
- 2 double bedrooms with the master en suite
- Bathroom fitted with a three piece suite and shower over the bath
- Gas central heating and double glazing
- Lift to all floors
- Resident parking



Bright and attractively presented 1st floor apartment close to excellent amenities and the city centre

A very attractive and well presented modern 1st floor flat offering well proportioned living accommodation that will appeal to the first time buyer and buy to let investor.

Bonnington is located to the north of the city centre which can be easily accessed via a frequent bus service that runs close by. The property is also within easy reach of St Andrew Square bus station the tram and Waverley Station.

Shopping facilities can be found in nearby Broughton where there is a Tesco Superstore and at Ocean Terminal which has a range of high street outlets plus George and Princes Street are a short distance away.

Recreational facilities include Victoria Swim Centre, Pilrig Park, walks along the Water of Leith Walkway, Omni Centre and the Playhouse Theatre. There are also a wide variety of restaurants, cafes and bars in Broughton and The Shore.

Council Tax Band D

Energy Rating B

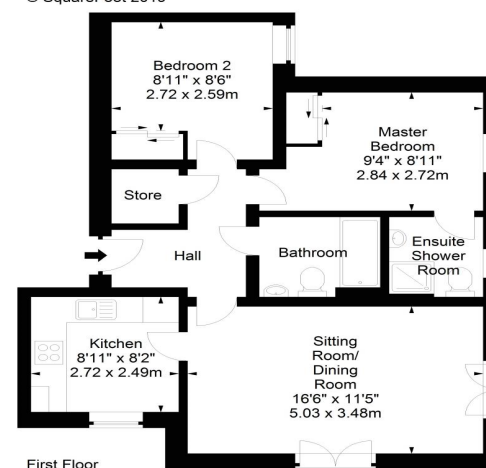
Viewing on Sunday 2-4pm or by appointment phone 0131 337 1800



**Flaxmill Place,
Edinburgh,
Midlothian, EH6 5QU**



Approx. Gross Internal Area
664 Sq Ft - 61.69 Sq M
For identification only. Not to scale.
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