

# Flat 5, 4 Flaxmill Place

EDINBURGH, EH6 5QU



*INVESTMENT OPPORTUNITY  
WELL MAINTAINED TENANTED FLAT*



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McEwan Fraser Legal is delighted to present this 2-bedroom flat in Bonnington. The property is in good condition and showcases pleasant views of the communal green area. The flat has accessible transport links into the city centre.

Inside, the property comprises of a fully equipped kitchen, comfortable living area, 2 spacious double bedrooms and a 3 piece suite bathroom. In addition to this, the property includes non-allocated private parking, bike storage and bin storage.

This is a rare opportunity to acquire a fantastic investment opportunity.

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**The Property**







**Bedroom 1**



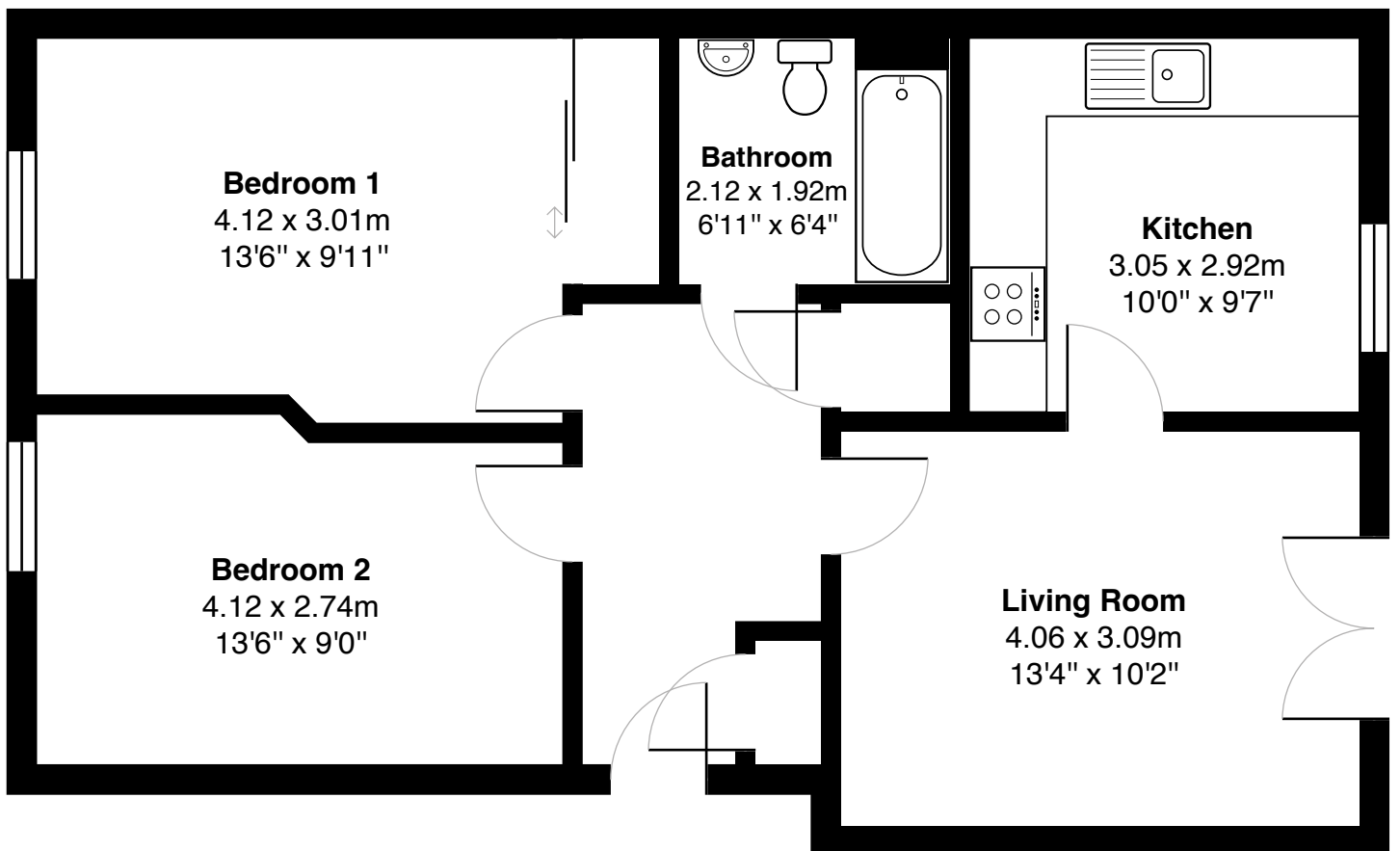


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: B









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The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

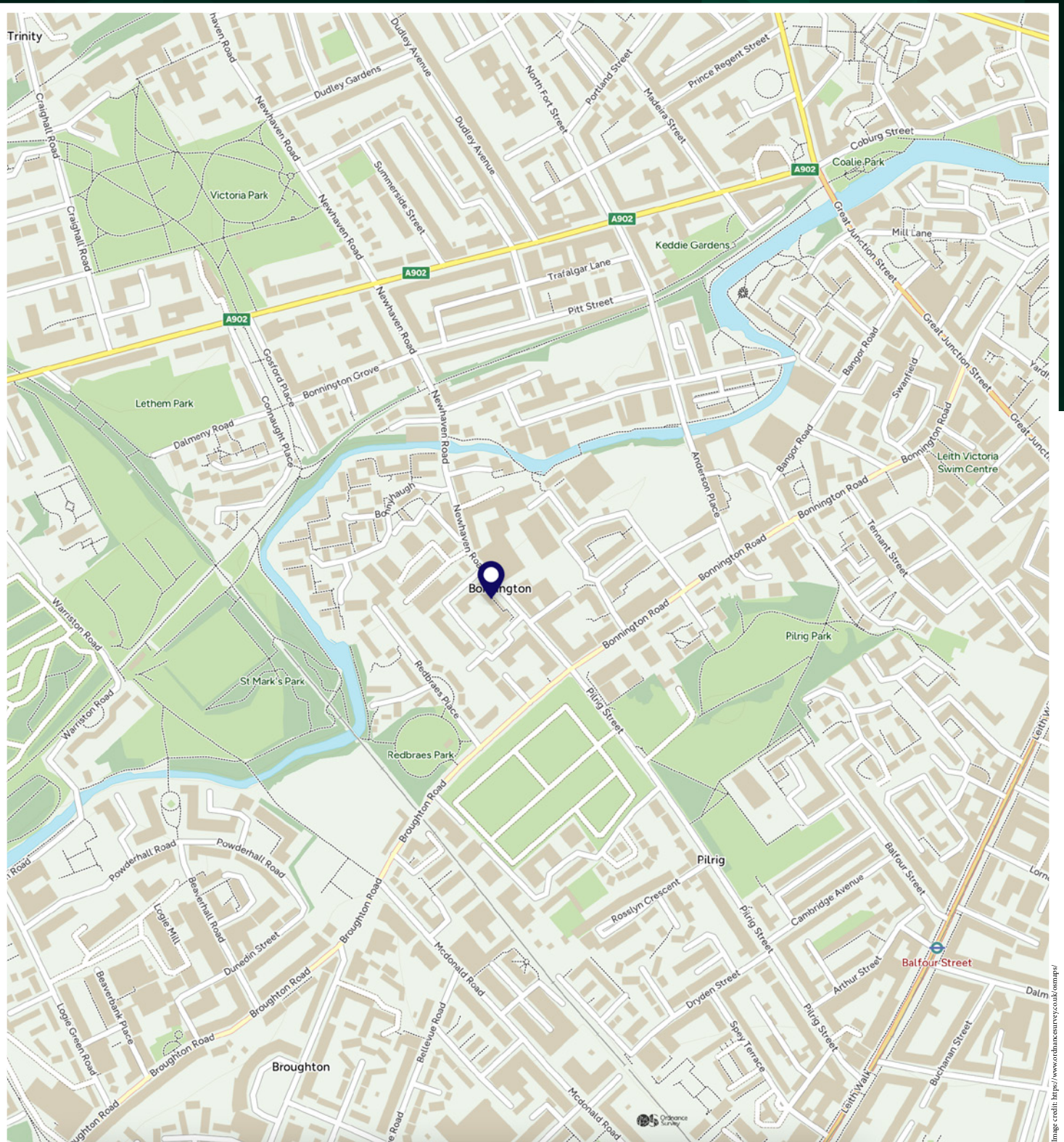
Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.

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## The Location





# McEwan Fraser Legal

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