

Flat 10, 3 Flaxmill Place

BONNINGTON, EDINBURGH, EH6 5QU



*Beautifully Presented Two Bed Top
Floor Flat In Bonnington*



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McEwan Fraser Legal is delighted to present this two-bedroom top floor flat which is nestled in this quiet development, with easy access to the City Centre and Leith. This would be an ideal flat for a first-time buyer, buy to let investors or upsize in the local area.

THE LIVING ROOM



Internally the property briefly comprises:

- Spacious living area which offers various possibilities in furniture arrangements providing direct access to the breakfasting kitchen
- The kitchen is modern and completed to a high standard. Fitted with hob, oven, and a mixture of integrated and freestanding white goods.

THE KITCHEN



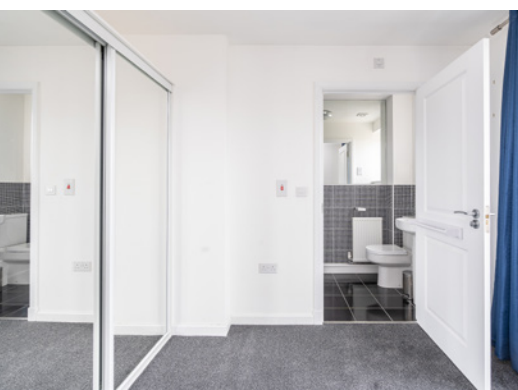


- The flat has two bathrooms, one main bathroom which is equipped with a three-piece suite, which has a mains shower fitted over the bath. The master bedroom is also equipped with en-suite shower facilities and is in excellent condition having been finished to a high standard.
- Two double bedrooms which are fitted with built-in wardrobes and plenty of options for freestanding furniture.
- In addition, the property benefits from good storage options, free permit parking as well as free on-street parking locally and gas central heating, which makes for a warm home year-round. It is also worth noting that the property has Hyperoptic fibre to ensure the best connection possible. It is expected that the property will be of particular interest, as such early viewing is recommended.

THE BATHROOM



BEDROOM 1



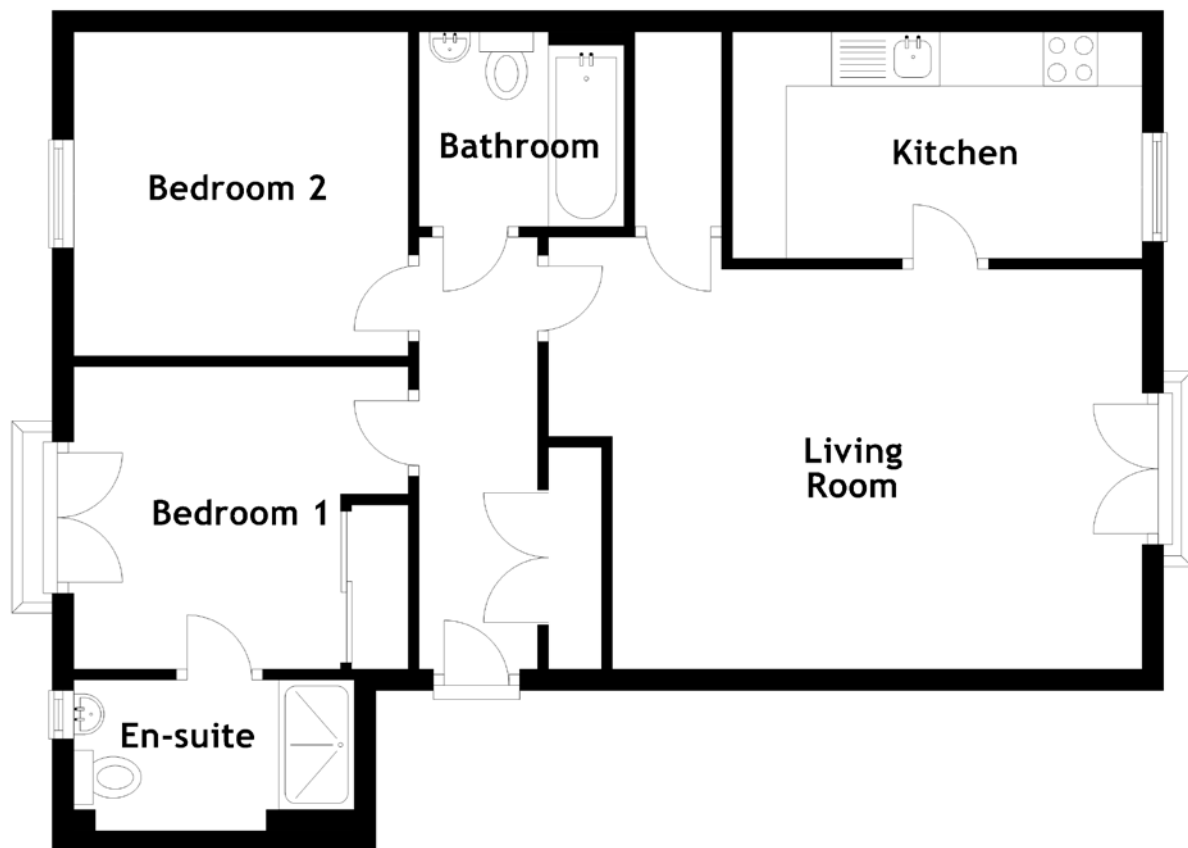
BEDROOM 2



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

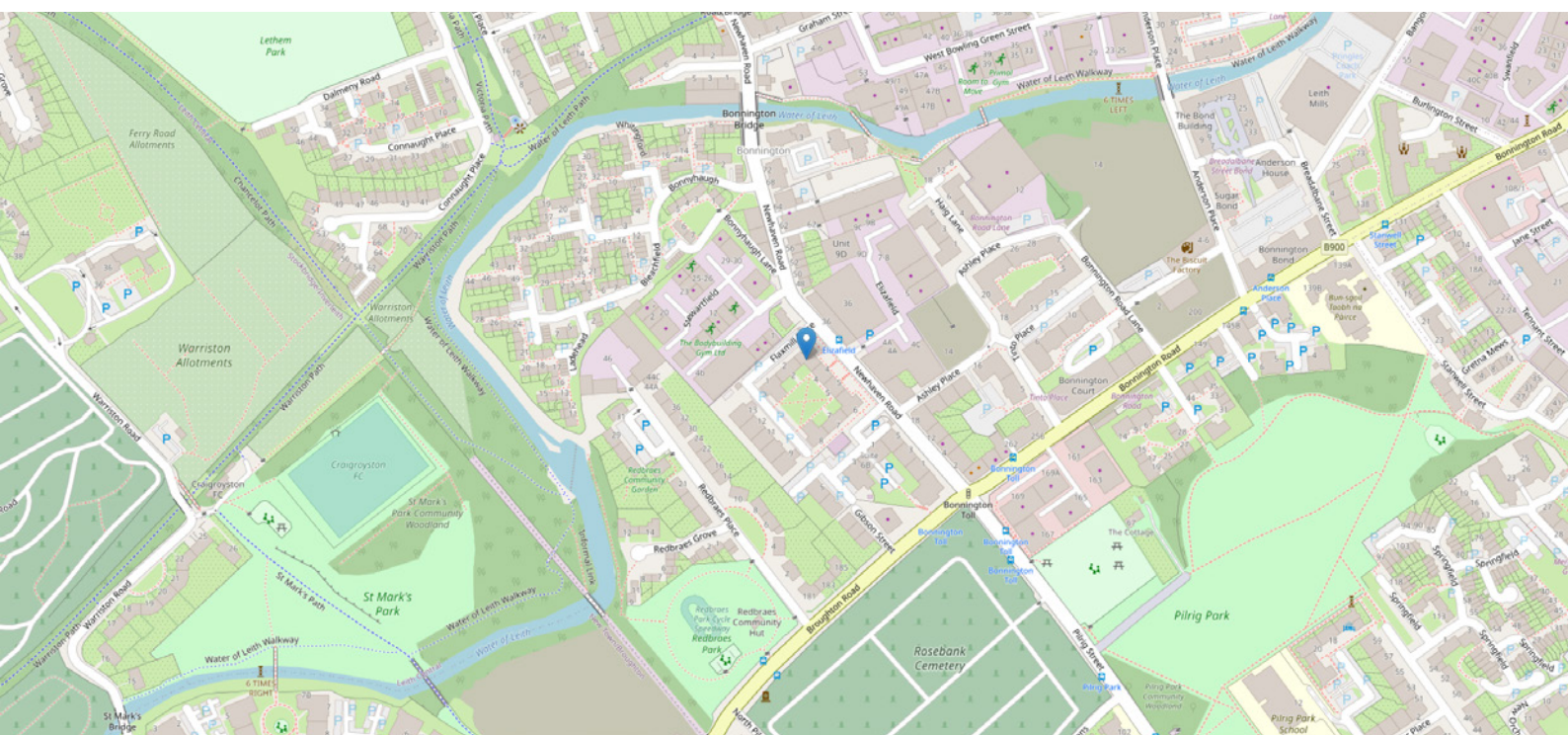


Approximate Dimensions
(Taken from the widest point)

Living Room 5.50m (18'1") x 4.00m (13'1")
Kitchen 3.80m (12'5") x 2.10m (6'11")
Bathroom 1.90m (6'3") x 1.80m (5'11")

Bedroom 1 3.10m (10'2") x 2.80m (9'2")
En-suite 2.60m (8'6") x 1.40m (4'7")
Bedroom 2 3.10m (10'2") x 3.00m (9'10")

Gross internal floor area (m²): 62m²
EPC Rating: C



THE LOCATION

The Water of Leith runs right through the centre of Bonnington which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. The area consists of 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. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services.

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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