

# Flat 11, 13 Flaxmill Place

BONNINGTON, EDINBURGH, EH6 5QW



*Bright two-bedroom flat in Bonnington with great views and off-street parking*



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Nestled in the desirable Bonnington area, this beautifully presented two-bedroom flat on Flaxmill Place offers a harmonious blend of modern living and comfort. As you step into the property, you are greeted by an inviting entrance hallway, thoughtfully designed with ample storage to keep your home organised and clutter-free.

# THE LIVING ROOM



To your left, the spacious living room immediately captivates you with its brightness and openness. This room benefits from dual-aspect Juliet balconies, which not only flood the space with natural light but also provide delightful views.



# THE KITCHEN



Adjoining the living room is the contemporary kitchen, a haven for culinary enthusiasts. It comes fully fitted with an electric hob and oven, a fridge freezer, and ample countertop space and storage, making it ideal for both everyday cooking and hosting dinner parties.





Continuing through the flat, you'll find two generously sized double bedrooms. Each room is designed to offer comfort and tranquillity, with plenty of natural light enhancing the spacious feel. The principal bedroom stands out with its modern three-piece en-suite bathroom and an integrated wardrobe.

Additionally, the flat features a modern sleek three-piece family bathroom.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Outside, the property offers off-street parking, adding to the convenience of city living, and access to communal gardens, perfect for enjoying some outdoor time in a well-maintained setting.

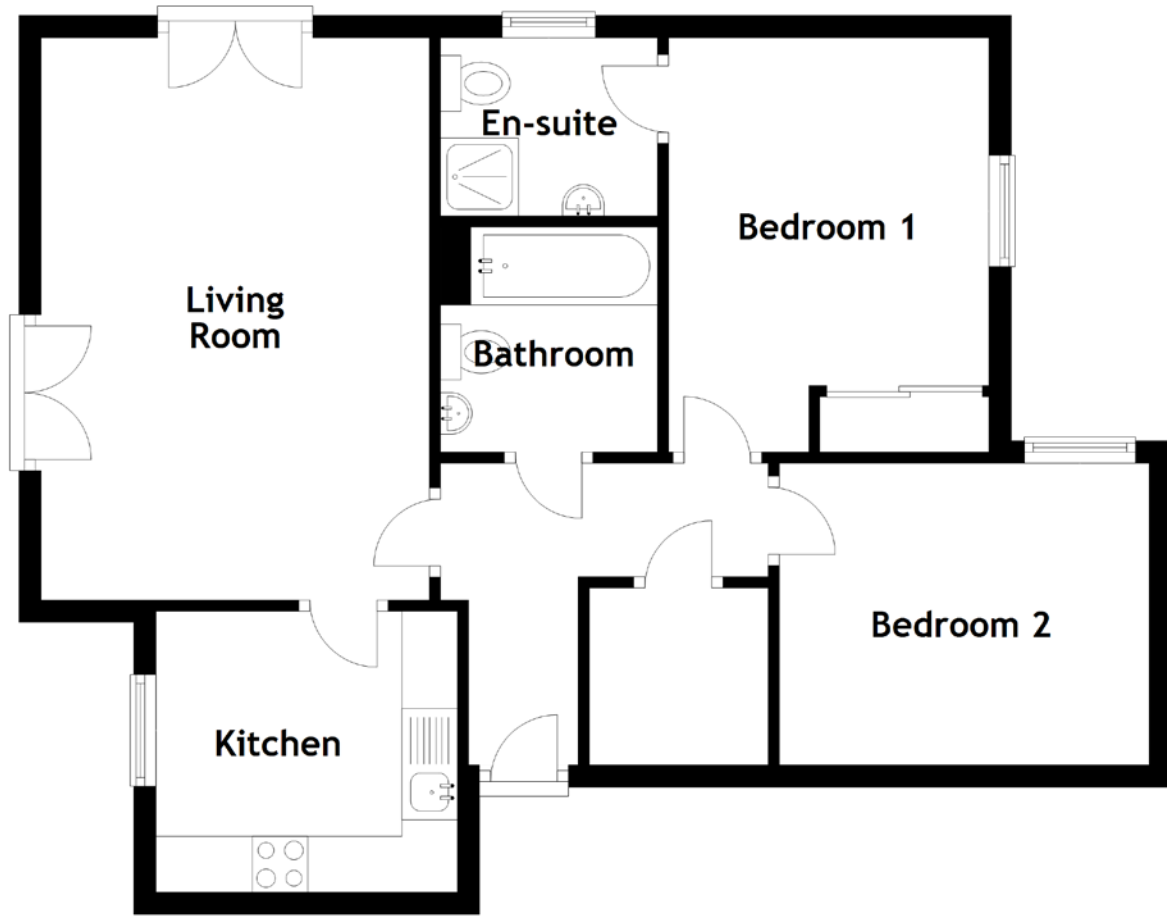
Situated in a prime location with easy access to local amenities, public transport, and the vibrant life of Edinburgh, this flat on Flaxmill Place is ideal for professionals, couples, or small families seeking a stylish and comfortable home. Don't miss the opportunity to make this stunning property your own. For viewings or further information, please contact us today.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

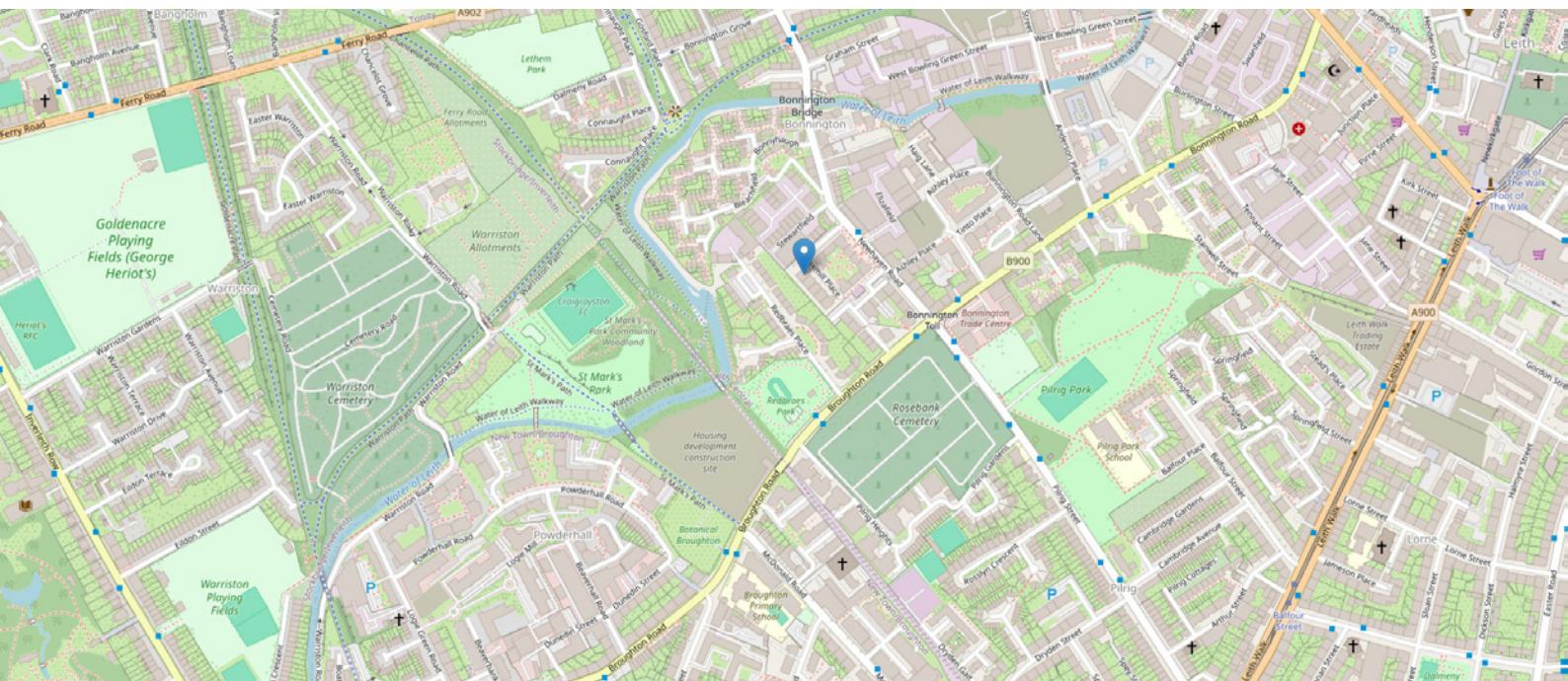


Approximate Dimensions (Taken from the widest point)

Living Room 5.05m (16'7") x 3.49m (11'5")  
 Kitchen 2.71m (8'11") x 2.52m (8'3")  
 Bathroom 2.02m (6'8") x 1.95m (6'5")

Bedroom 1 3.72m (12'2") x 2.88m (9'5")  
 En-suite 1.95m (6'5") x 1.60m (5'3")  
 Bedroom 2 3.33m (10'11") x 2.71m (8'11")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: B





# 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 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. 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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