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9/9 Flaxmill Place

EDINBURGH, EH6 5QW

9/9 FLAXMILL PLACE

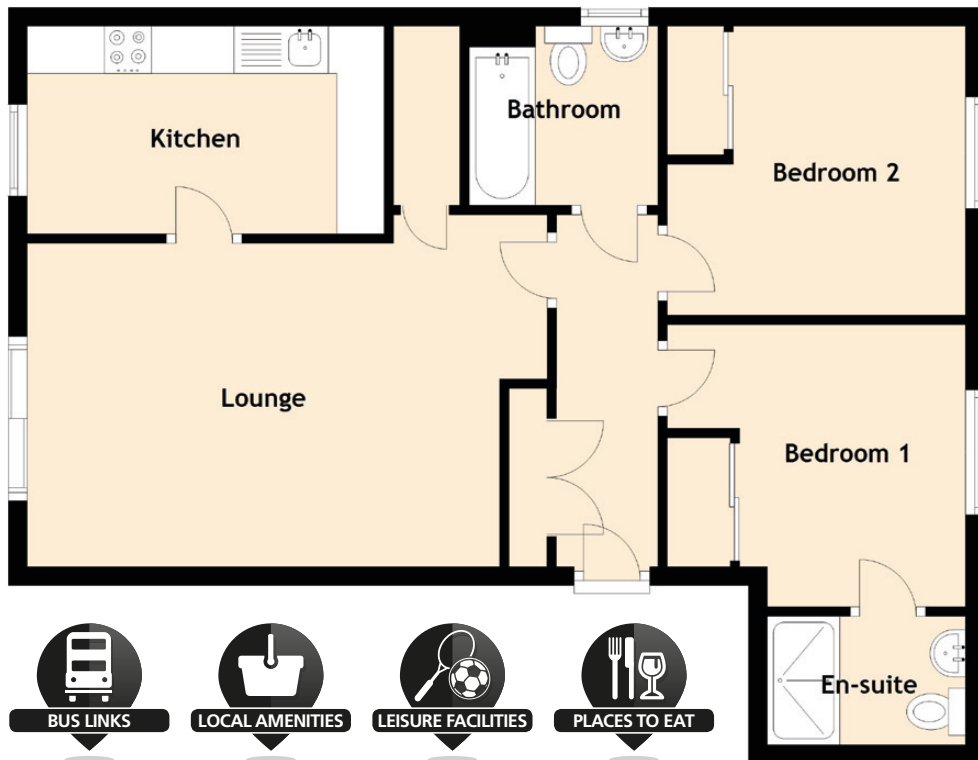
This delightful apartment occupies a prime position within this modern development. On the market in move-in condition, this property can be entered through a well-kept communal stairwell via a security entry phone system (lift access is also available). Externally, the development benefits from an attractive well maintained communal courtyard and landscaped gardens with residents parking and bike shed also available.

Internally, the accommodation briefly consists of an entrance hallway with one good sized storage cupboard which leads on to the lounge which is flooded with light from the French doors to the Juliet balcony. The lounge provides access to the contemporary fully equipped breakfast kitchen complete with electric oven, hob and integrated fridge/freezer, washer/dryer and dishwasher. The master bedroom is spacious whilst containing built-in mirror wardrobes and en-suite. There is a further double bedroom with ample space for storage and the partially tiled bathroom with a white three-piece suite and shower completes the accommodation.

A full gas central heating system and double glazed window units have been installed to help ensure a warm yet cost effective living environment.

Early viewing recommended as this may prove an ideal property for any city professional or premium Buy-to-Let investor.



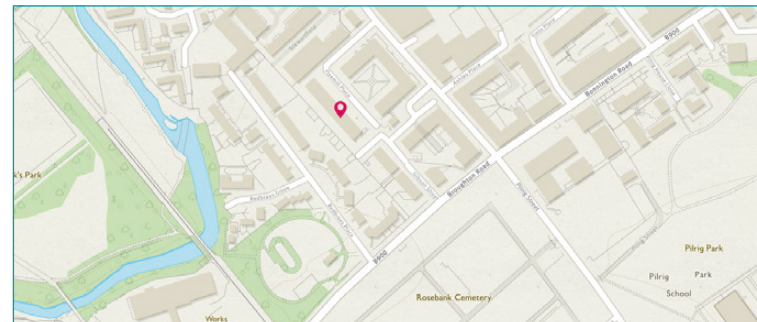


Approximate Dimensions
(Taken from the widest point)

Lounge	5.51m (18'1") x 3.72m (12'2")
Kitchen	3.78m (12'5") x 2.20m (7'3")
Bedroom 1	3.16m (10'4") x 2.99m (9'10")
Bedroom 2	3.16m (10'4") x 3.06m (10')
Bathroom	2.00m (6'7") x 1.91m (6'3")
En-suite	2.10m (6'11") x 1.36m (4'6")

Gross internal floor area (m²): 64m²

EPC Rating: B



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