




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

9/3 Flaxmill Place

BONNINGTON, EDINBURGH, EH6 5QW

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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 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.

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/kitchen which is flooded with light from the French doors that lead to the Juliet balcony. The kitchen area is a fully equipped breakfasting kitchen complete with electric oven, hob and integrated fridge/freezer, washer/dryer and dishwasher and breakfast bar. 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.

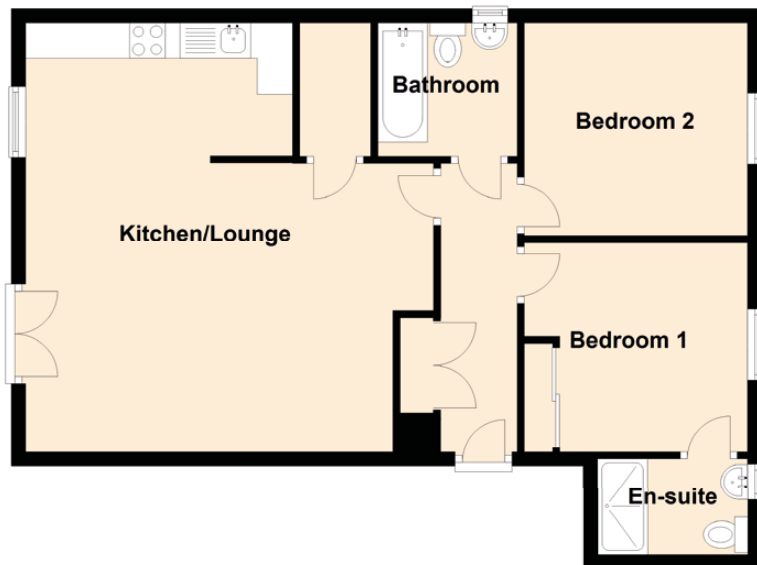
A full gas central heating system and double glazed window units have been installed to help ensure a warm yet cost effective living environment.

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



Specifications & Details

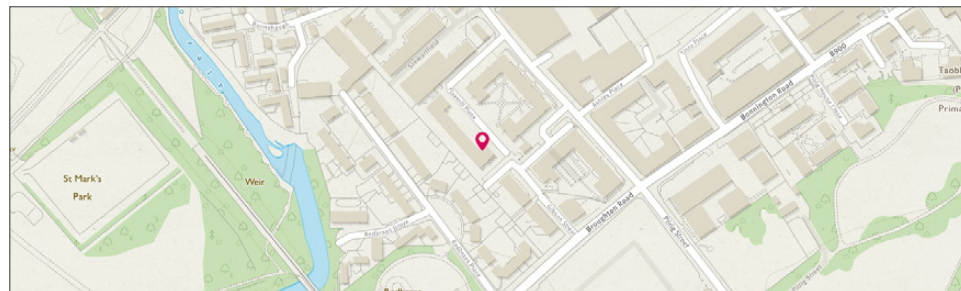
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Lounge	6.37m (20'11") x 5.82m (19'1")
Bedroom 1	3.14m (10'4") x 2.94m (9'8")
En-suite	2.11m (6'11") x 1.36m (4'6")
Bedroom 2	3.14m (10'4") x 3.00m (9'10")
Bathroom	1.98m (6'6") x 1.88m (6'2")

Gross internal floor area (m²): 64m² | EPC Rating: B




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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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BEN STEWART CLARK
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AOIFE McDONALD
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