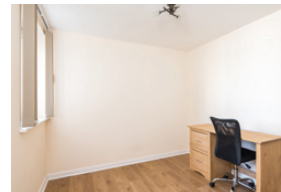





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

Flat 5, 9 Flaxmill Place

EDINBURGH, EH6 5QW



FLAT 5, 9 FLAXMILL PLACE



...A FULL GAS CENTRAL HEATING SYSTEM AND DOUBLE GLAZED WINDOW UNITS HAVE BEEN INSTALLED...



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 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 with Juliet balcony. The lounge provides access to the contemporary fully equipped breakfast kitchen complete with washing machine, electric oven, hob and extractor hood. 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 finishes 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

FLOOR PLAN & LOCATION



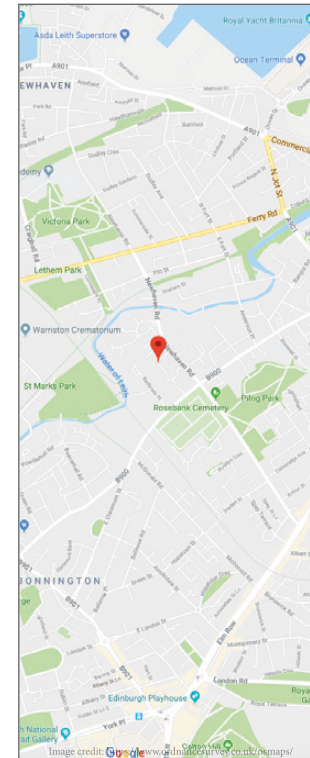
Approximate Dimensions (Taken from the widest point)

Kitchen	2.73m (8'11") x 2.50m (8'2")
Lounge	5.07m (16'8") x 3.40m (11'2")
Bedroom 1	3.77m (12'4") x 2.95m (9'8")
En-suite	1.92m (6'4") x 1.59m (5'3")
Bedroom 2	3.39m (11'1") x 2.70m (8'10")
Bathroom	2.06m (6'9") x 1.92m (6'4")

Gross internal floor area (m²) : 62 m²

EPC Rating : B

Extras (Included in the sale) : Light fixtures, flooring, blinds and curtains. Other items by negotiation.




McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer