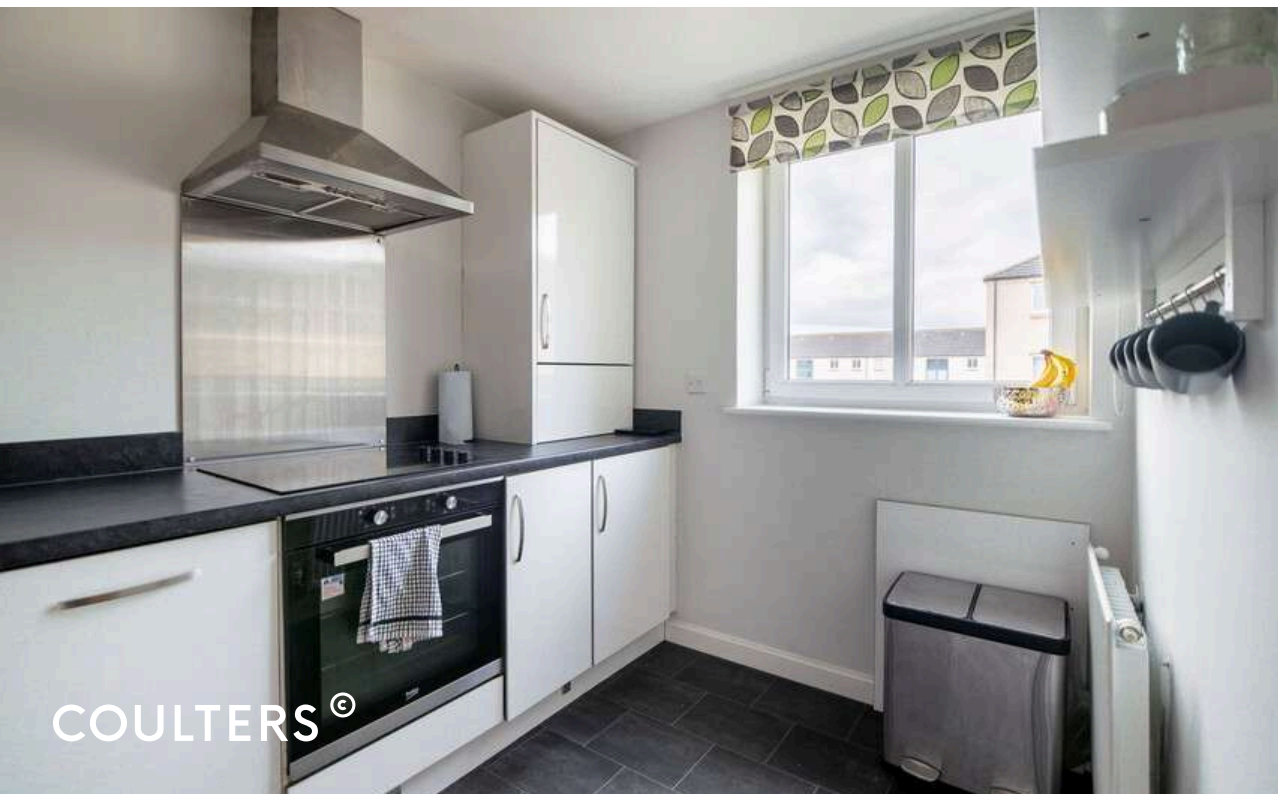


COULTERS[©]

3/7 FLAXMILL PLACE

BONNINGTON, EDINBURGH, EH6 5QW

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/7 Flaxmill place is a well presented two bedroom apartment positioned on the third floor of a charming modern development a stone throw away from the amenities of Leith Walk and the greenery of Pilrig Park.

KEY FEATURES



Well presented third floor apartment



Two double bedrooms, one with an en-suite.



Close to Pilrig Park and Water of Leith walkway



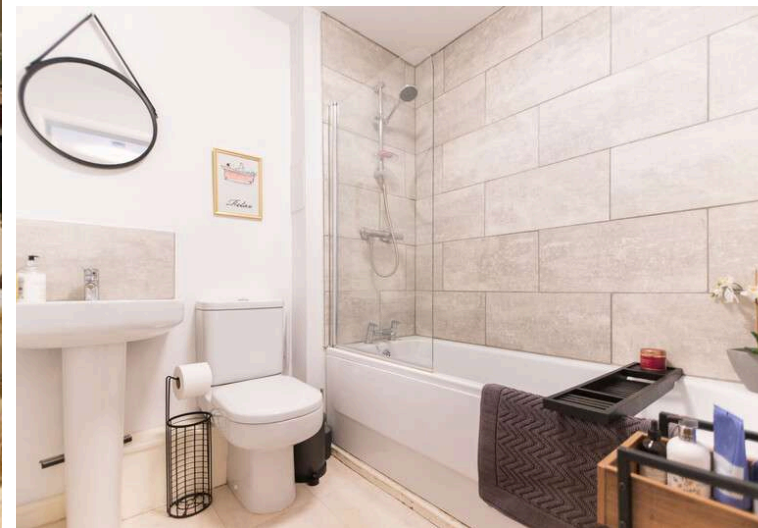
Off street parking



Within a short walk of Edinburgh City Centre.



Within walking distance of local amenities.



This generously proportioned property comprises of; a welcoming hallway with storage space; spacious living room with a Juliette balcony looking over the communal gardens; a modern kitchen with a range of floor and wall mounted cabinets and integrated appliances; two double bedrooms one of which has an ensuite shower room and a further three-piece suite bathroom with overhead shower and chrome towel rail.

The property further benefits from gas central heating, double glazing, secure door entry system, life access and private resident car park.





THE LOCAL AREA

Nestled in the north of Edinburgh along the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighborhood. This historic area, is a desirable location with a rich heritage and a thriving community.

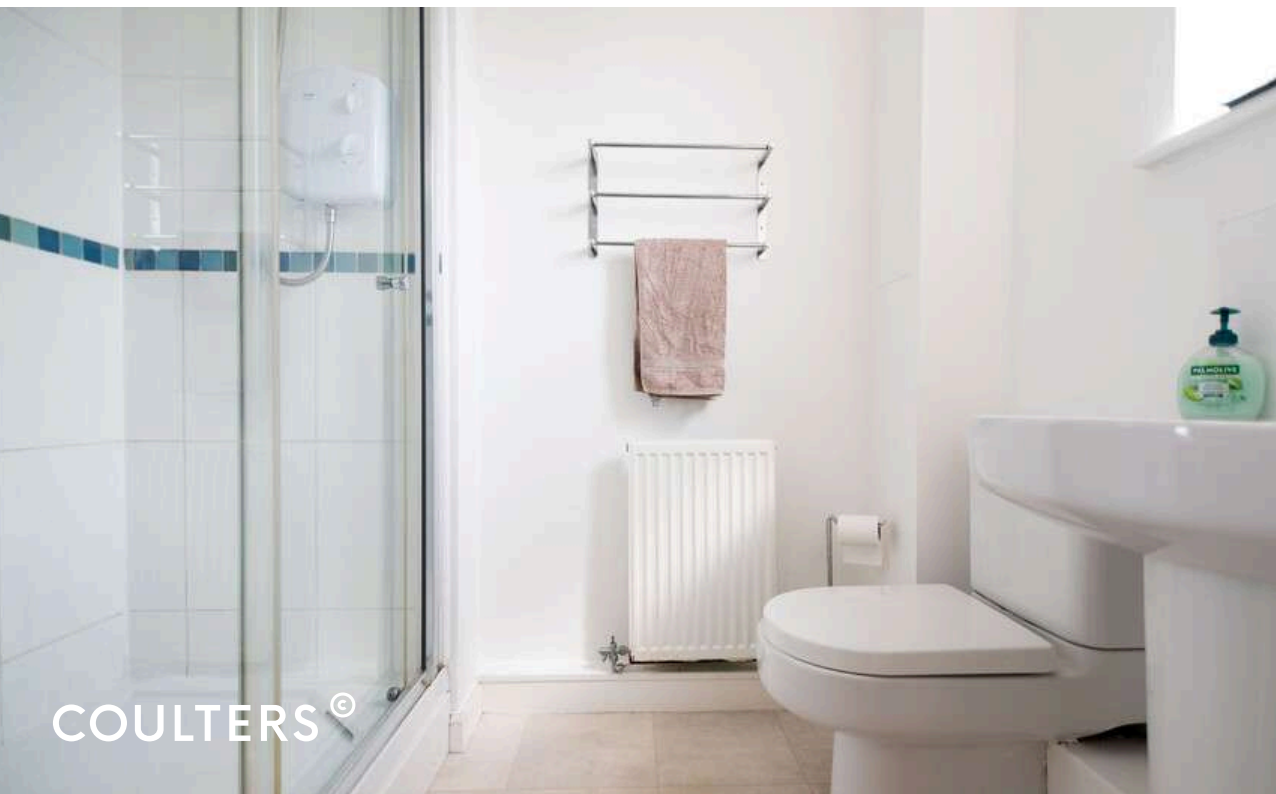
Take a stroll along the Water of Leith walkway, or relax in one of the many nearby parks and green spaces. There is a diverse array of shops, restaurants, and cafes in nearby Newhaven and

The Shore to explore and there are a good selection of larger supermarkets available including ASDA, Lidl and Aldi.

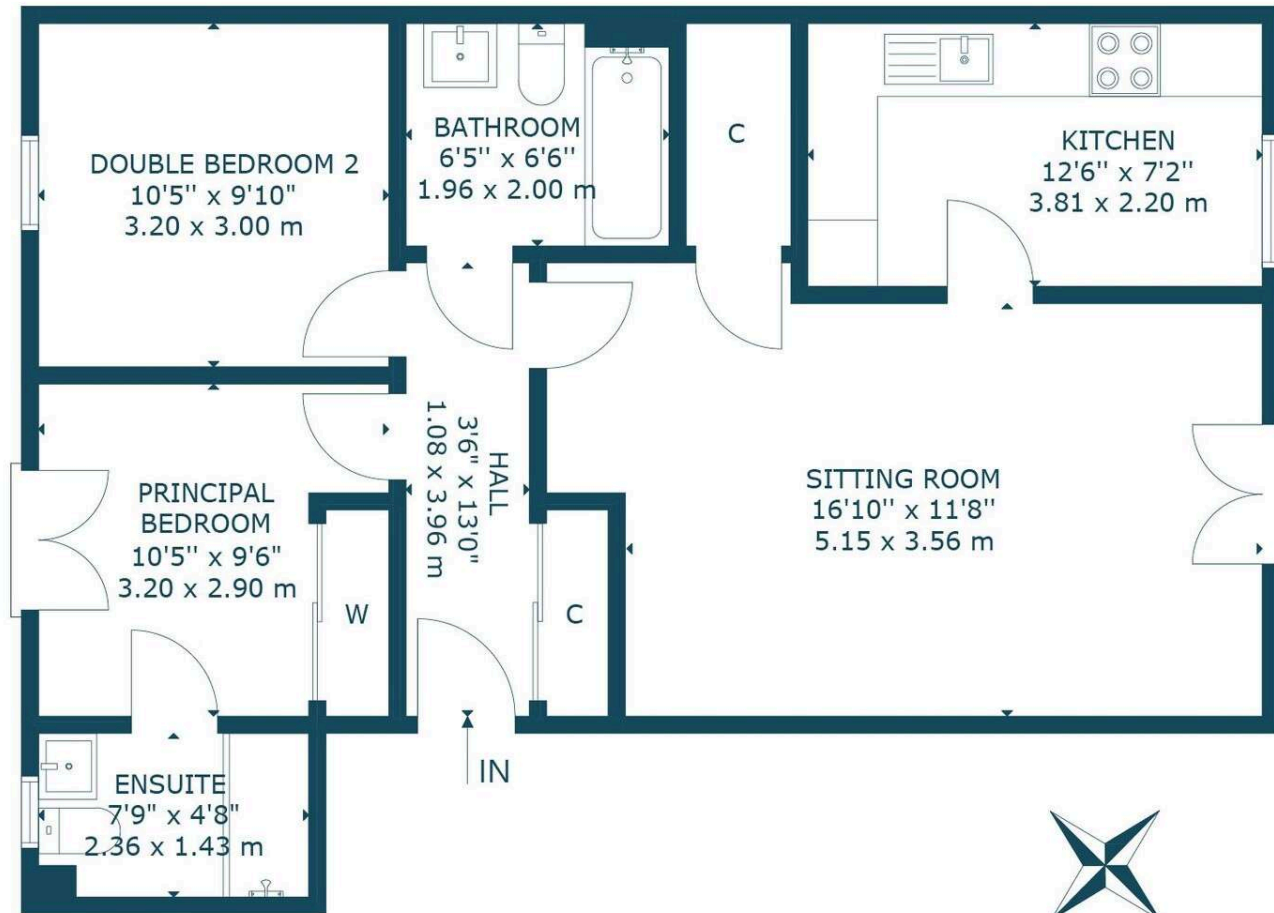
The Edinburgh cycle network can be joined close by and there is excellent provision for both bus and tram travel nearby, offering quick and easy access into the city centre and directly to Edinburgh Airport.

EXTRAS

All light fittings, fitted flooring, the fridge/ freezer and integrated kitchen appliances are included in the sale price.







THIRD FLOOR

3/7 FLAXMILL PLACE, BONNINGTON, EDINBURGH, EH6 5QW

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 736 SQ FT / 68 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.