

KILGOUR

PROPERTY



6/1 Flaxmill Place, Edinburgh EH6 5QU





- Spacious Lounge/Dining Room
- Separate Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Residents Parking
- Secure Entry System
- Factor Fee – £65.00 pcm approx. at time of sale
- Council Tax – Band D
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

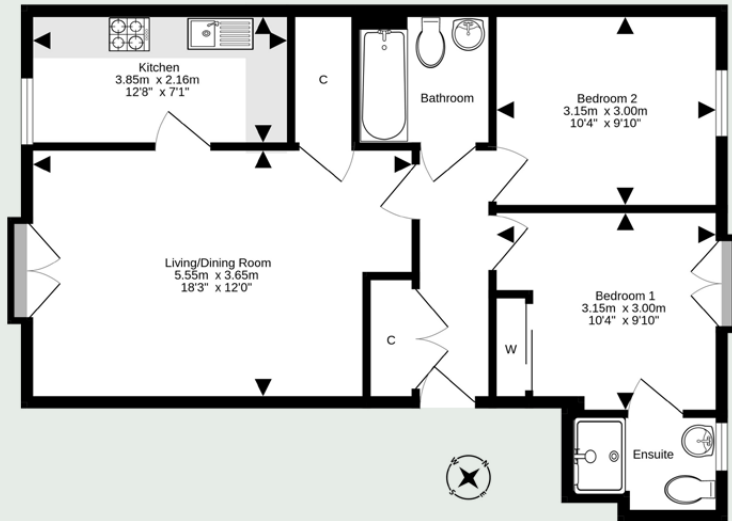
Description

An excellent opportunity to purchase this very well presented modern apartment set in a popular residential location close to amenities and very well placed for commuting.

The property benefits from gas central and is fully double glazed. Externally entrance in to the building is gained via a secure entry system and there is residents parking on hand as well as landscaped gardens and grounds.

Location

The sought-after city suburb of Bonnington is surrounded by leafy green parks the tranquil Water of Leith walk and quick cycle route. The immediate area provides an excellent range of amenities with the nearby Ocean Terminal shopping centre offers a cinema complex, gym and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the tram terminus Forth Road Bridge and City Bypass

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COUNCIL TAX BAND

Lounge	18'3 x 12'0	5.55 x 3.65m
Kitchen	12'8 x 7'1	3.85 x 2.16m
Bedroom 1	10'4 x 9'10	3.15 x 3.00m
Bedroom 2	10'4 x 9'10	3.15 x 3.00m







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