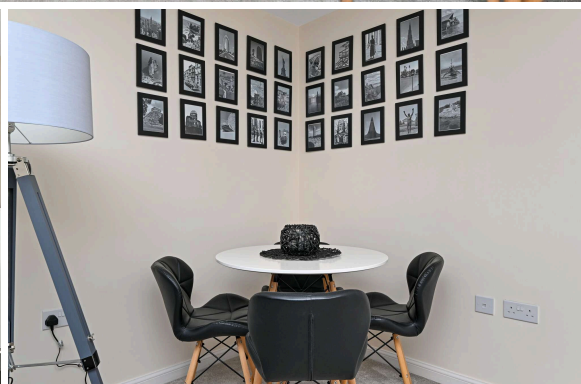




9/7 Flaxmill Place  
BONNINGTON | EDINBURGH | EH6 5QW

  
**warners**  
solicitors & estate agents





## 9/7 Flaxmill Place

BONNINGTON | EDINBURGH | EH6 5QW

Beautifully presented two-bedroom, second floor flat forming part of an established modern development in the highly sought-after Bonnington district, just south of Edinburgh's city centre.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living/dining room is flooded with an abundance of a natural light through dual aspect French doors with both open out to Juliet balconies. The separate modern kitchen is well appointed and provides a good amount of cupboard storage.

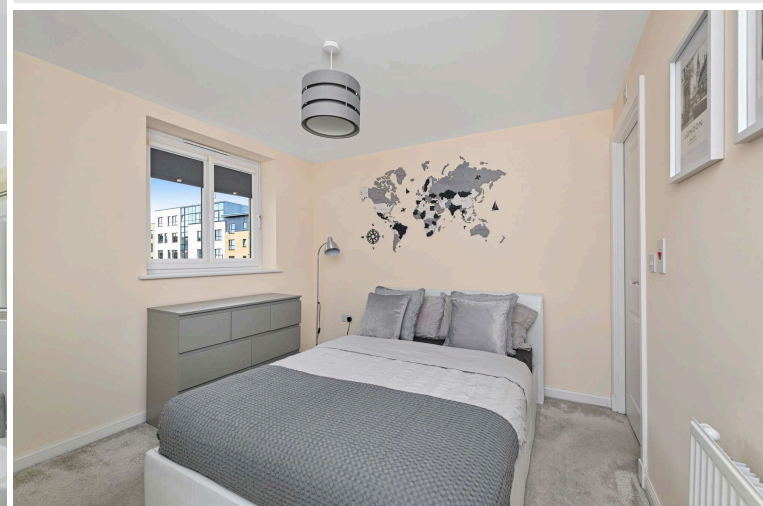
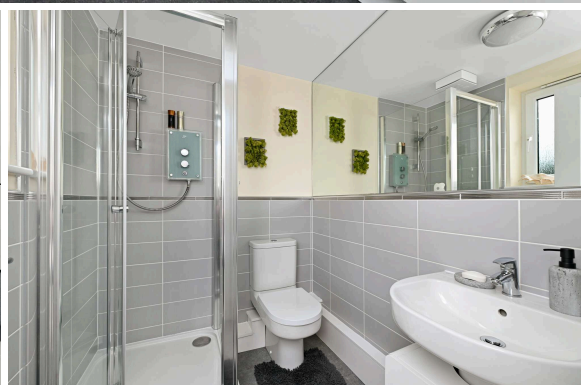
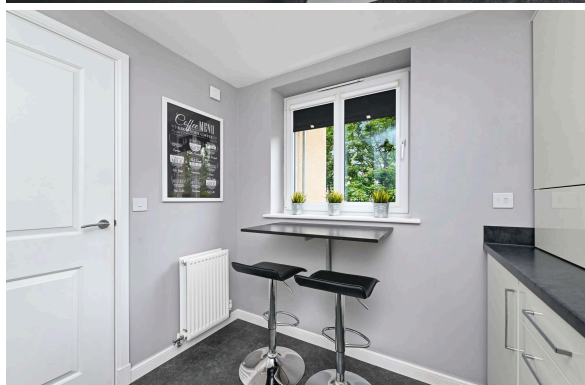
The principal bedroom is of an excellent size and boasts a stylish ensuite shower room and integral wardrobe storage. The second bedroom is also of a good size, and could be alternatively employed as a home office, study or gym giving the property a good degree of flexibility, and a modern family bathroom completes the internal accommodation.

Offering immense appeal to first-time buyers and young families in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom modern apartment
- Sought-after location
- Excellent local amenities
- Easy access to public transport links
- Spacious living/dining room
- Kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Residents' car park

Council Tax D, EPC rating D

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



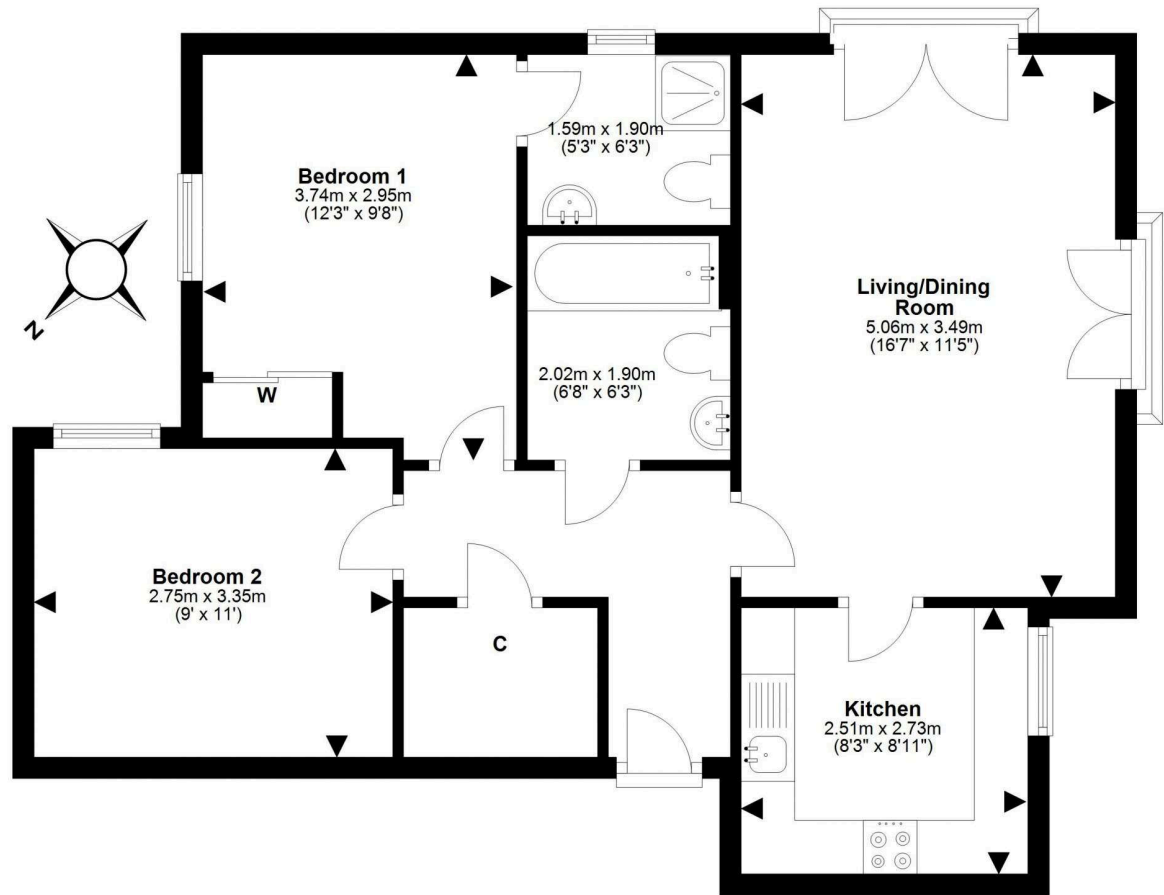
Factor fee of approximately £100 p/m which includes building insurance.

Extras include: all integrated appliances and window blinds.

Other items of furniture including the corner sofa, coffee table and bedroom furniture are available by separate negotiation.

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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 Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.