

13/2 Flaxmill Place

BONNINGTON, EDINBURGH, EH6 5QW



*Beautifully presented two-bedroom ground-floor flat in
Edinburgh's desirable Bonnington area of the city*



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McEwan Fraser Legal is delighted to present this two-bedroom flat at 13 Flaxmill Place, Edinburgh, set within a popular and well-connected residential development. The property is presented in good, walk-in condition, making it an ideal option for first-time buyers, professionals, or investors seeking a straightforward acquisition in the capital.

THE LIVING ROOM



Inside, the property comprises a bright and well-proportioned living room with French doors providing direct access to the communal rear gardens, allowing excellent natural light and a strong connection to well-maintained outdoor space.

THE KITCHEN



The fully equipped kitchen is fitted with an electric hob, fan oven, washing machine, and a serviced boiler, offering a practical and efficient layout for everyday living.



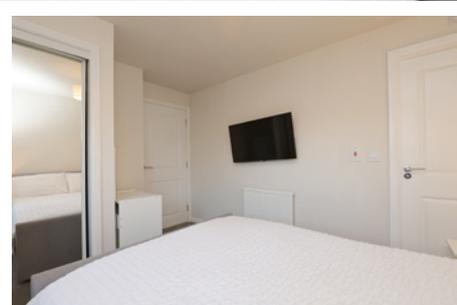
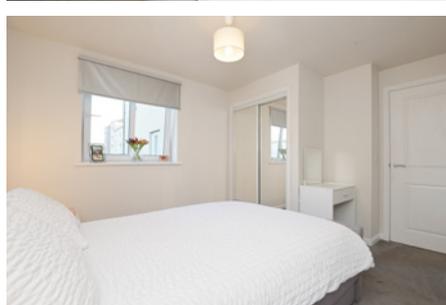


There are two well-sized bedrooms, with the principal bedroom benefiting from a private en-suite shower room, enhancing both convenience and privacy. The modern main bathroom is fitted with a mains-powered shower over the bath, suitable for both daily use and family living. A welcoming hallway with a hall cupboard provides valuable built-in storage. In addition, the property benefits from built-in wardrobes, further improving storage capacity and helping to keep the layout clean and functional.

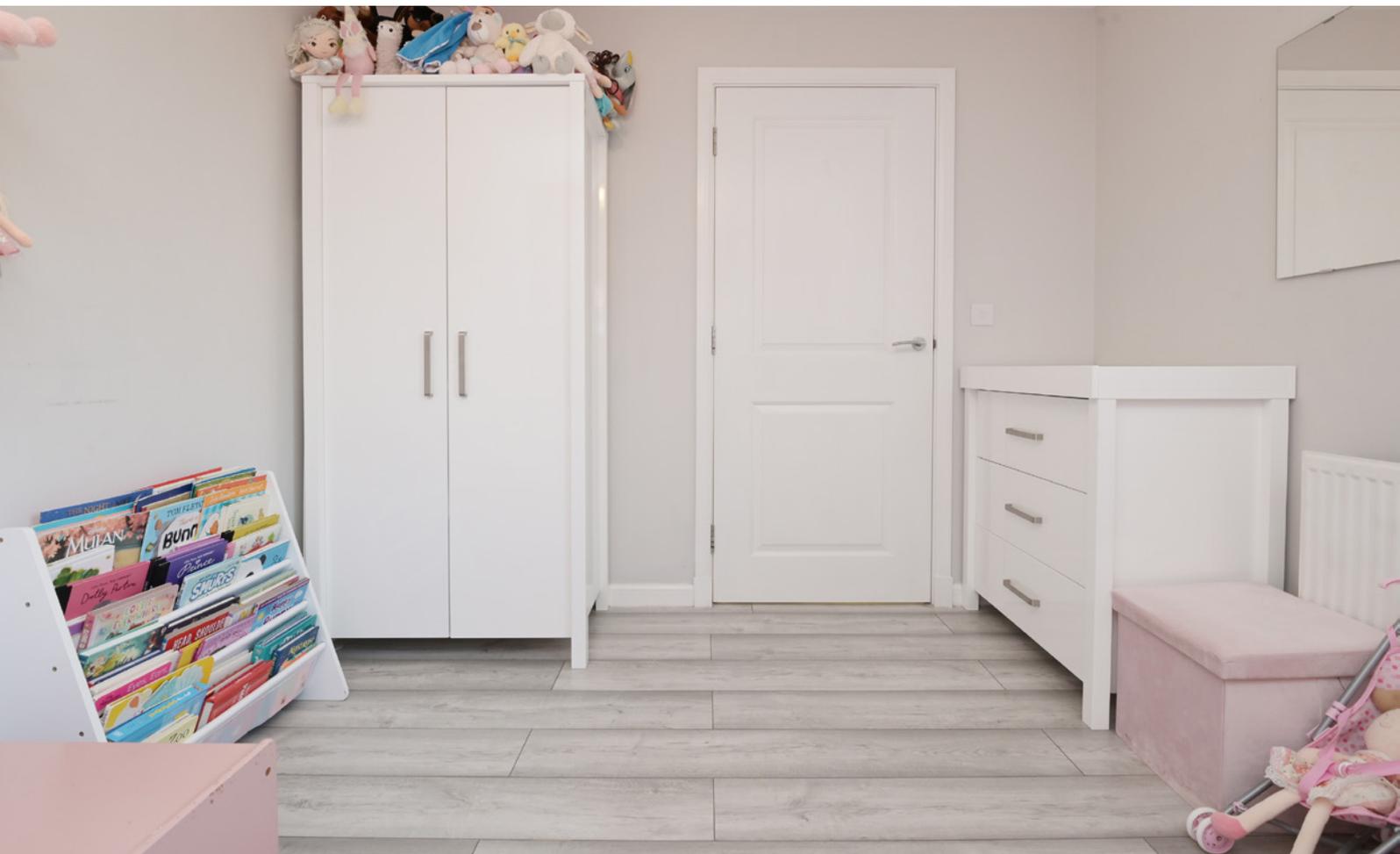
THE BATHROOM



BEDROOM 1



BEDROOM 2

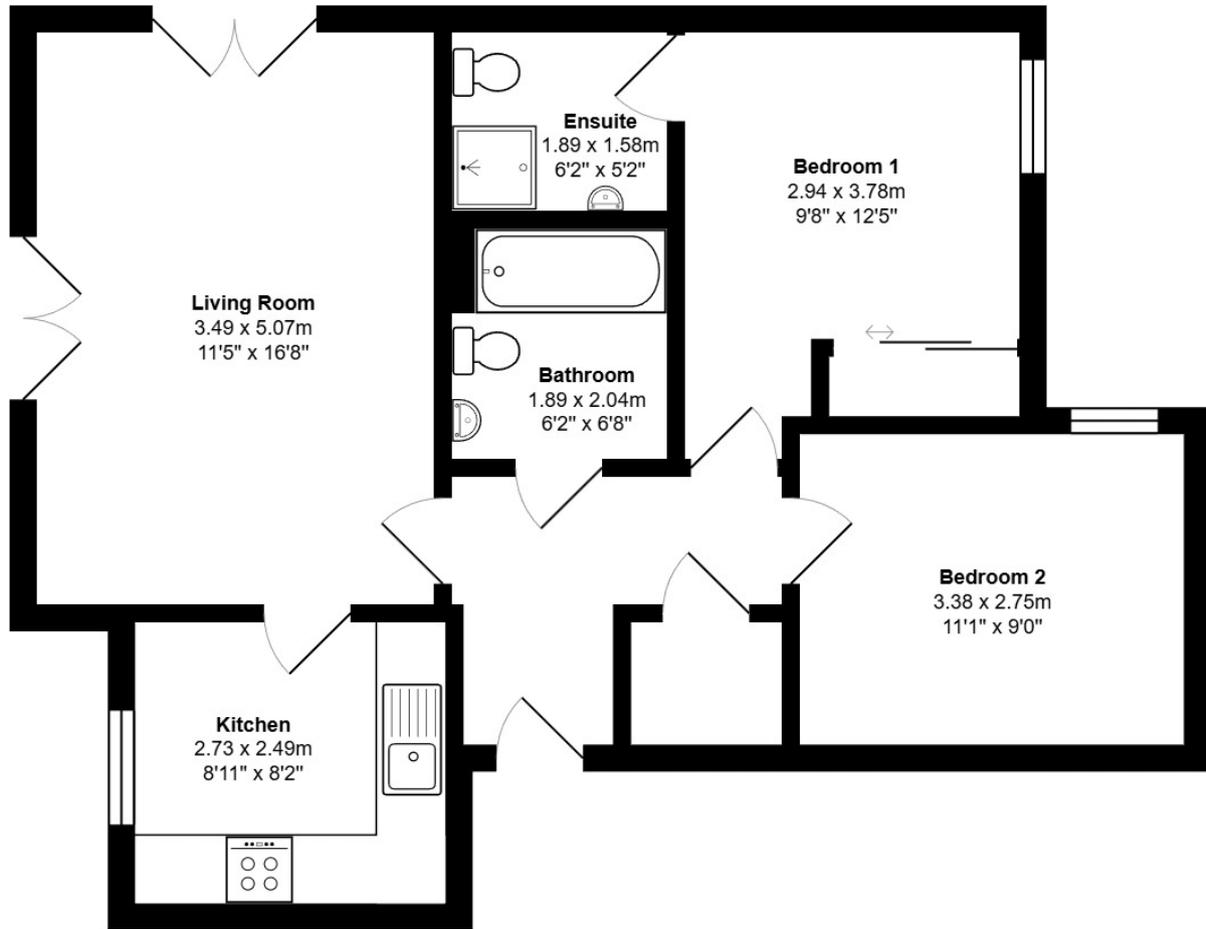


This is an excellent opportunity to acquire a well-presented flat with access to communal garden space in a desirable Edinburgh location. A balanced offering combining location, layout, and outdoor amenity, three fundamentals that continue to underpin strong buyer demand.

EXTERNALS

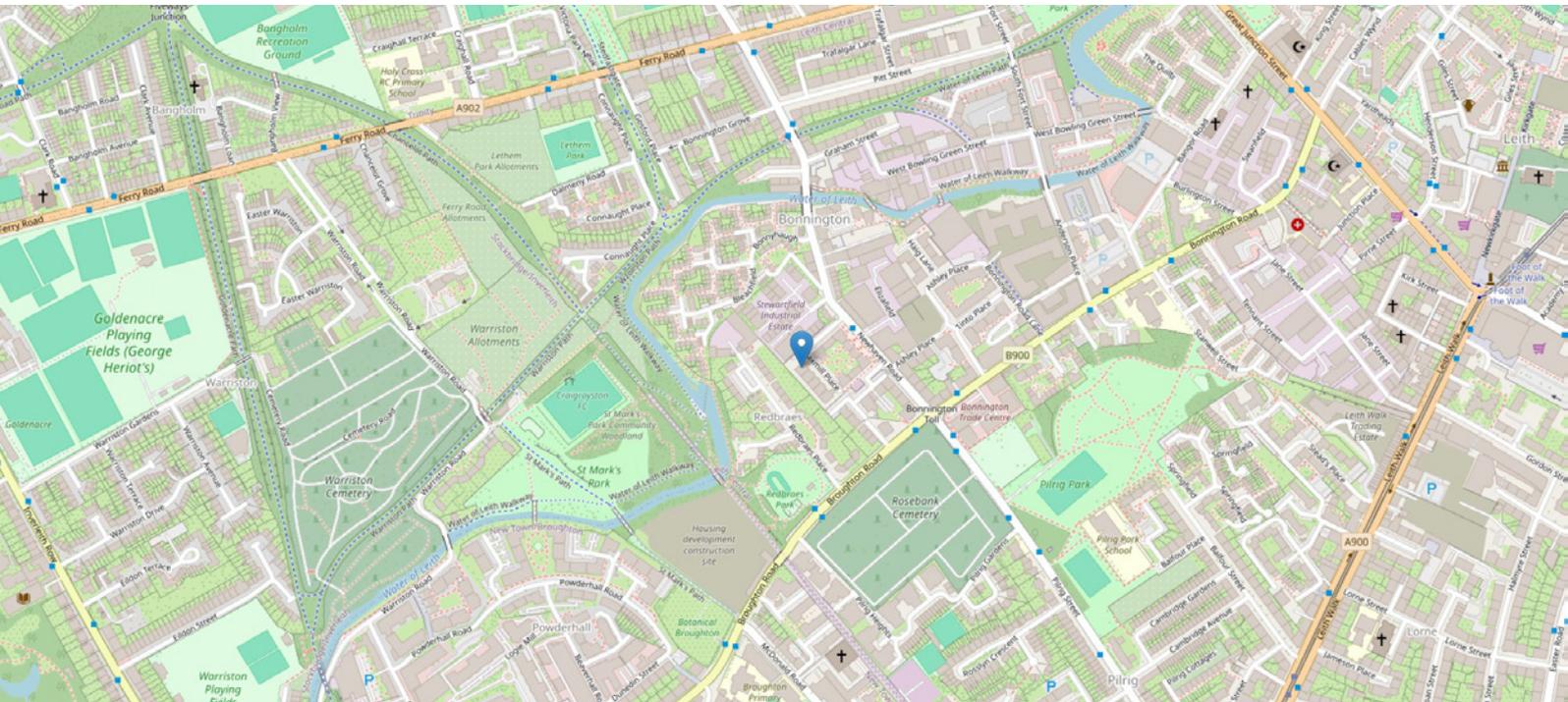


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: C



THE LOCATION

The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises 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.



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