



9/2 Flaxmill Place

Bonnington, Edinburgh, EH6 5QW



VMH ESTATE AGENTS



Stylish 2-bed ground-floor apartment in a modern Bonnington development

- Spacious sitting/dining room
- French doors to patio area
- Modern kitchen
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom with 3 piece white suite
- Well maintained factored grounds
- Unallocated residents' parking
- Sought-after convenient location
- Gas central heating & double glazing



Offers Over:

£255,000



Further information can be found in the home report.

About the Property

Beautifully presented ground floor apartment with 2 double bedrooms, forming part of an established modern development, enjoying direct garden access and unallocated resident's parking.

In addition, there is a convenient ensuite, along with a family bathroom and a large storage cupboard, further benefits include double glazing and gas central heating.

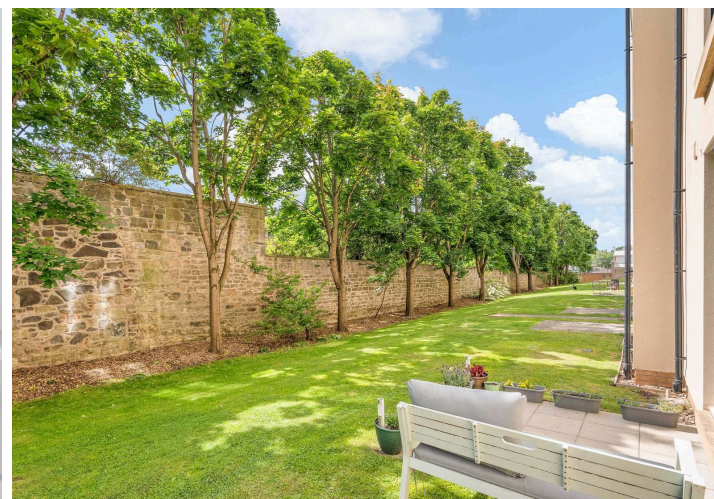
The property is quietly positioned in the popular Bonnington area, close to excellent transport links and local amenities.

Externally, the walled shared grounds are well maintained.

Extras

All fitted floor coverings, blinds, light fittings, integrated appliances - electric hob, oven, extractor hood, fridge/freezer & washing machine are included in the sale price. No warranties or guarantees will be given in relation to appliances. Please note, shelves in living room & bedroom curtains and curtain pole are not included in the sale.





📍 Location

Situated just a few miles from Edinburgh city centre, Bonnington enjoys a highly convenient location bordering the sought-after districts of Trinity, Newhaven and the vibrant Shore area. Excellent everyday shopping facilities are available locally, while nearby Ocean Terminal offers a range of high-street stores, a cinema and leisure facilities. Residents are well served by a variety of cafés, pubs and eateries, with the Shore's renowned restaurants and trendy bars just a short distance away. For outdoor recreation, Victoria Park, the scenic Water of Leith walkway and an extensive network of cycle paths are all within easy reach. Newhaven Leisure Centre and Alien Rock climbing centre provide excellent indoor sporting facilities. Bonnington is well-served by bus links into the city and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at primary and secondary level.

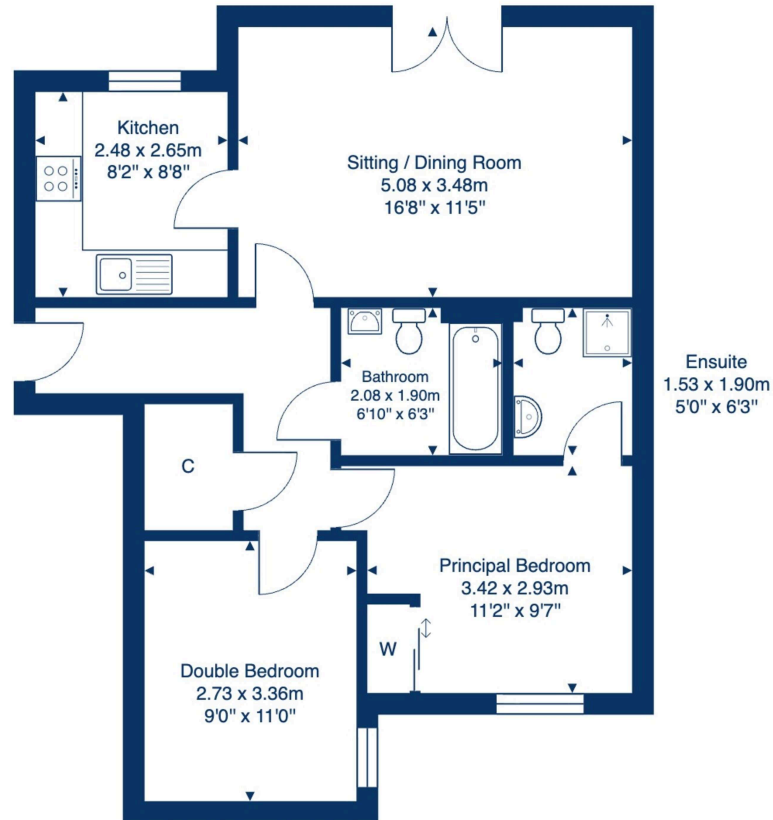
🏠 Management

The development is factored by Ross & Liddell at approximately £80 per month, which includes block buildings insurance.



Floor Plan

Flat 2, 9 Flaxmill Place, Edinburgh, EH6 5QW



Ground Floor



Total Area: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only.



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