



Flat 3, 1 Flaxmill Place, Edinburgh, EH6 5QU

Immaculately Presented, Two-Bedroom, First-Floor Apartment



Property Description

Immaculately presented, two-bedroom, first-floor apartment, forming part of a modern, factored residential development. Conveniently located in Edinburgh's Bonnington area, northeast of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a fully integrated kitchen and modern bathroom suites, a Juliet balcony, and light neutral decor throughout - ready-to-move-in. In addition, there is gas central heating, double glazing; and superb storage provision including bedroom wardrobes and a walk-in storeroom.

The development also provides a secure entry system, lift service, shared bike store, and a residents' car park.

A light, welcoming hallway features quality wood-effect flooring, a secured entry handset, and a built-in store cupboard. With a southerly-facing aspect, enjoying plentiful natural light, a spacious public room, easily accommodates lounge and dining furniture; and features a Juliet balcony, two pendant light fittings, and access to the walk-in store room.

Set off the lounge, a stylish kitchen is fitted with modern units, woodeffect worktops with matching up-stands, a sink with drainer; and an integrated fridge/freezer, dishwasher, washing machine, electric oven, and hob with canopy and a stainless steel splash-back.

Set to the rear, a tastefully finished master bedroom includes a built-in wardrobe with mirrored sliding doors, carpeted flooring and a generous shower room, with a modern suite, a shaver point, and tiled splash walls. A second double bedroom also includes carpeted flooring, a pendant light fitting and space for freestanding storage. Completing the accommodation, with a side-aspect window, the family bathroom is fitted with a modern three-piece suite, including a mains mixer shower over the bath and tiled splash walls.

mov⁸ Flat 3, 1 Flaxmill Place, Bonnington, Edinburgh EH6 5QU

Approximate Gross Internal Area: (688 sq ft - 64 sq m.) Kitchen Bedroom 2 12'2 x 7'2 10'5 x 10'0 3.72 x 2.18m 3.17 x 3.06m Living/Dining Room 18'0 x 11'9 Juliet Balcony 5.48 x 3.57m Master Bedroom 10'4 x 9'5 3.16 x 2.88m 6'9 x 4'6 .07 x 1.36m

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnington lies roughly a mile and a half north of the city centre and is situated a short distance from vibrant Broughton Street and Leith Walk, and is therefore well-served by a range of local amenities, as well as independent retailers including butchers, fishmongers, cafes, restaurants, and bars. The newly completed St James Quarter is also within easy reach, with its wide range of retail, lifestyle, and leisure facilities on offer, with many more in planning. Further facilities can also be found in the vibrant Shore area, which features a wealth of popular bars and restaurants, whilst The

Ocean Terminal Shopping Centre provides a multiscreen cinema, restaurants, and high-street shopping. There are numerous public parks and squares nearby, with the Water of Leith running through the area, with the 12-mile Water of Leith Walkway following its route from Balerno to Leith. There are frequent public transport services in the area available from Broughton or Leith Walk.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.