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

Immaculately Presented, Two-Bedroom, First-Floor Apartment

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# 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, wood-effect 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.



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

Approximate Gross Internal Area: (688 sq ft - 64 sq m.)



**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 multi-screen 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.





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