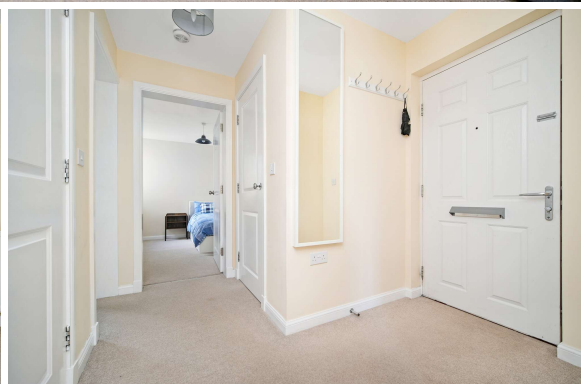




13/5 Flaxmill Place
BONNINGTON | EDINBURGH | EH6 5QW

 **warners**
solicitors & estate agents



13/5 Flaxmill Place

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Warners are delighted to present to the market this well-presented two-bedroom flat, forming part of a popular and well-connected modern development at Flaxmill Place, Edinburgh. Offering comfortable and practical accommodation in good, walk-in condition, the property represents an excellent opportunity for first-time buyers, professionals, couples or investors alike.

The accommodation comprises a welcoming entrance hallway with useful storage cupboard, leading into a bright and generously proportioned living room. Featuring dual-aspect Juliet balconies, the room enjoys an abundance of natural light and provides an appealing space for both relaxing and entertaining. The well-appointed kitchen is fitted with an electric hob and fan oven, washing machine and serviced boiler, providing a practical and functional setting for everyday living. There are two well-sized double bedrooms, with the principal bedroom benefiting from a private en-suite shower room, while the stylish main bathroom is fitted with a mains-powered shower over the bath. Excellent storage is provided throughout, including built-in wardrobes within the bedrooms, helping to maintain a neat and uncluttered living environment.

Externally, residents have access to well-maintained communal garden grounds. Ideally positioned within easy reach of a range of local amenities and excellent transport links, this attractive flat offers comfortable modern living in a convenient Edinburgh location. Early viewing is highly recommended to fully appreciate the quality, proportions and location of this appealing home.

- Spacious two-bedroom flat
- Bright dual-aspect lounge with Juliet balconies
- Principal bedroom with en-suite
- Modern kitchen with integrated appliances
- Excellent built-in storage throughout
- Communal gardens and excellent transport links
- Ample residents parking

Extras included in the sale are all window blinds, electric hob, fridge, washing machine, kitchen shelves, sofa, ottoman double bed frame in bedroom 2, mirror and shelf in ensuite, mirror and shelf in main bathroom.

Energy rating B. Council Tax Band D.

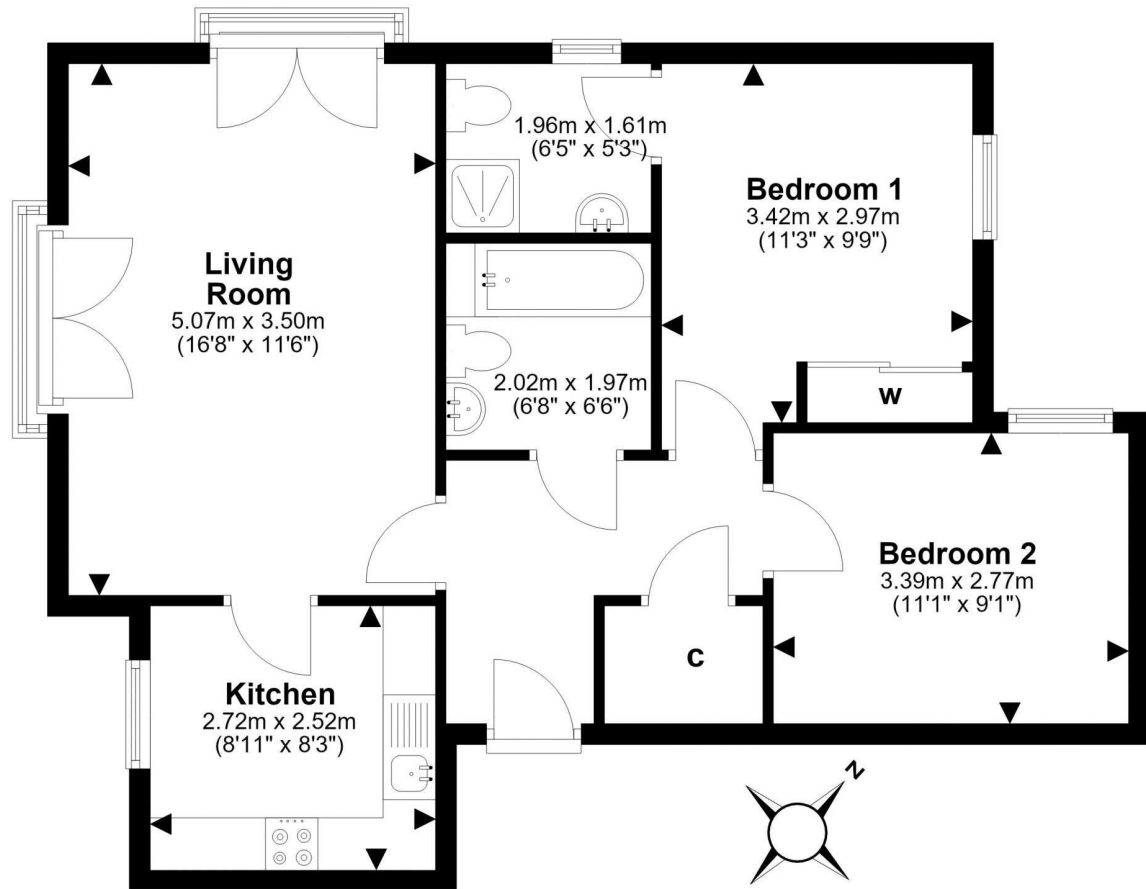
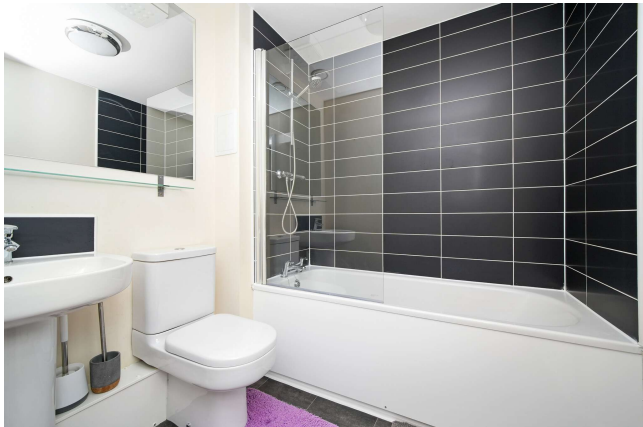
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



FACTOR: £98 per month is payable to Ross & Liddell for the upkeep of communal grounds and includes buildings insurance.

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by 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. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of 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 nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. Schooling is well represented from nursery to senior level. 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.