

campbell
smith

13/12 Flaxmill Place,
Edinburgh,
EH6 5QW



- Bright, attractively presented and easily manageable Third Floor Flat with views to the Castle
- Quietly located on the edge of this popular, modern a mature residential development
- Excellent local amenities and facilities
- Reception hall
- South-facing lounge/dining room with Juliet balcony
- Fitted kitchen with electric hob, oven, cooker hood, washing machine & fridge/freezer
- Master bedroom with built-in mirrored wardrobes
- En-suite shower room
- Second double bedroom
- Bathroom with over-bath shower
- Gas central heating with combination boiler
- Double glazing
- Landscaped shared gardens
- Private residents car parking
- Secure entry system & passenger lift

Offers Over : £250,000









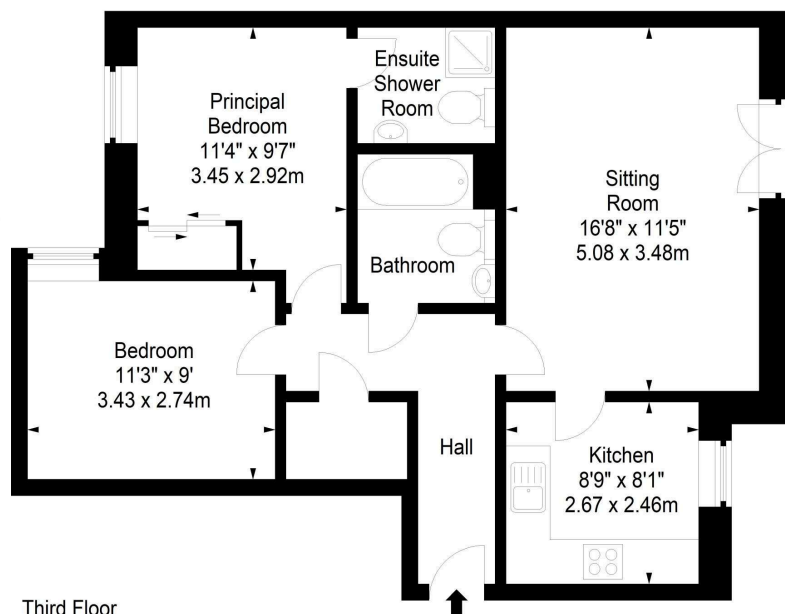
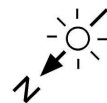




**Flaxmill Place,
Edinburgh,
Midlothian, EH6 5QW**



Approx. Gross Internal Area
677 Sq Ft - 62.89 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

**campbell
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21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



Extras
All fitted carpets and fitted floor coverings, blinds, electric hob, electric oven, cooker hood, washing machine and fridge/freezer



Buses
On Newhaven Road - 11. On Bonnington Road - 10 & 36. On Broughton Road - 10 & 36



Shops
Tesco on Duke Street & at Canonmills, Lidl on Easter Road, Morrison's at Piershill and Asda at Newhaven



Schools
Broughton Primary School, St. Mary's RC Primary School, Drummond Community High School and St. Thomas of Aquin's RC High School



Parking
Private residents car parking is available on Flaxmill Place itself



Council Tax Band - D



EPC - B



Factor
Ross & Liddle Approx. £79 per month to include garden maintenance, stair cleaning, lift maintenance and block building insurance



Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.