



6/7 FLAXMILL PLACE

Bonnington, Edinburgh, EH6 5QU



1

Public Room



2

Bedroom



2

Bathroom

6/7 FLAXMILL PLACE

From waterside walks and independent cafés to lively restaurants, Bonnington offers a vibrant mix of city energy and local character. Excellent bus and tram connections provide easy access to Edinburgh city centre, making this a great choice for first-time buyers, professional couples and investors. Set on the third floor of a modern development, the apartment features a sunny, generous living/dining room with a Juliette balcony and a contemporary fitted kitchen. Two well-proportioned bedrooms with fitted wardrobes include a principal bedroom with an en-suite shower room, while a second Juliette balcony and family bathroom add appeal. Communal gardens, secure phone entry, lift access and residents' parking complete the property.

Extras: All kitchen appliances are included in the sale.

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HERE**

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TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Third-floor apartment in popular Bonnington
- Part of a modern development
- Secure communal entrance, phone entry and lift access
- Entrance hall with storage
- Sunny and generous living/dining room
- Modern, well-appointed kitchen
- Two well-proportioned bedrooms with wardrobes
- En-suite shower room
- Family bathroom with overhead shower
- Two Juliette balconies
- Communal garden grounds
- Unallocated residents' parking
- Access to secure bicycle store





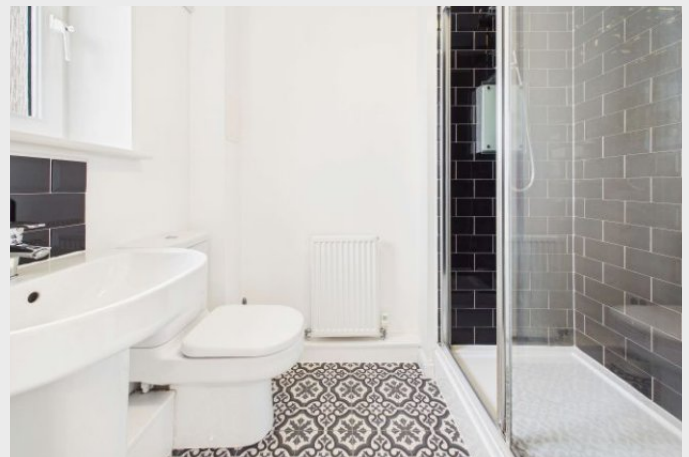


THE BEDROOMS
& BATHROOMS



BONNINGTON, EDINBURGH

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area. Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed. Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities. Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

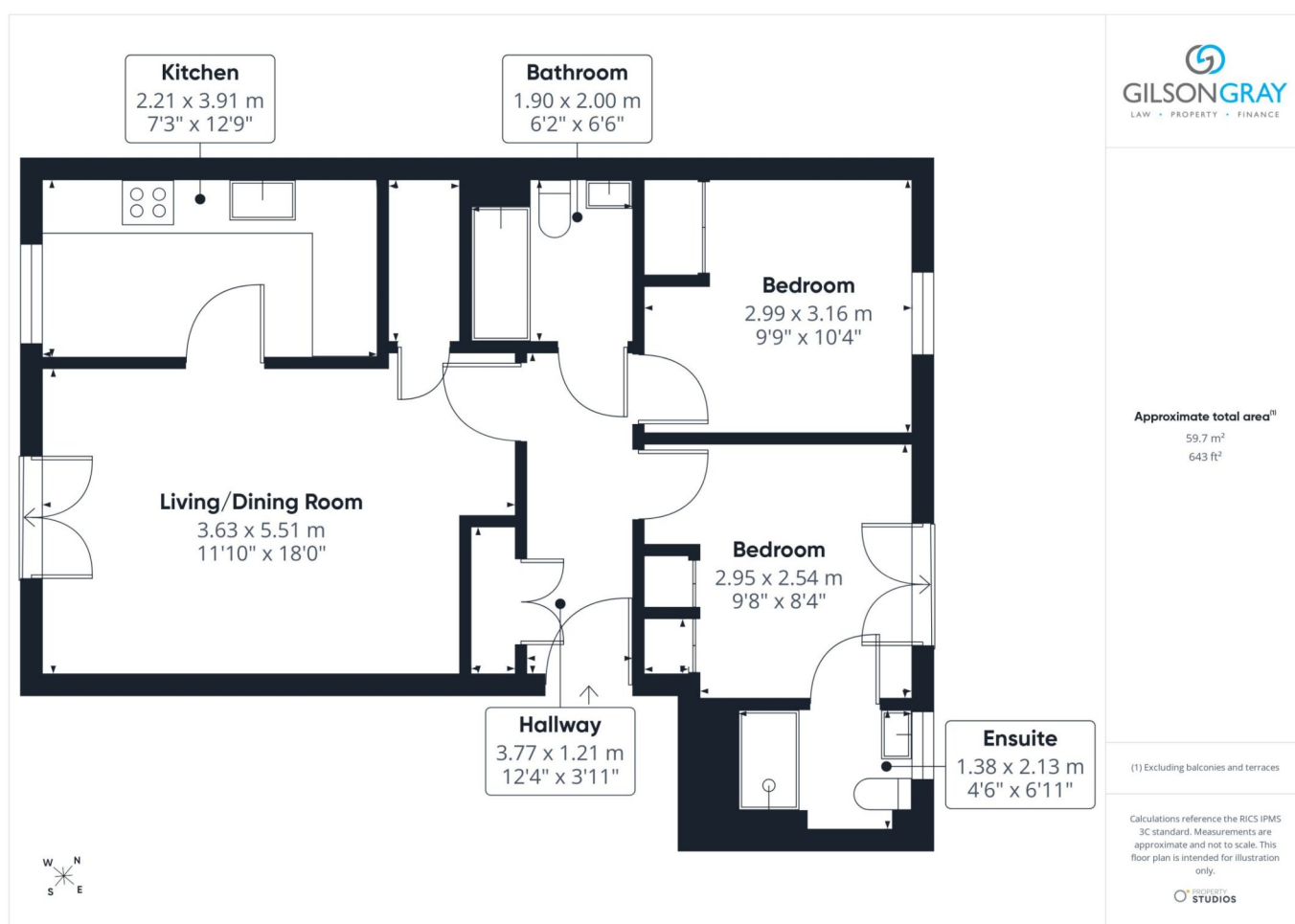
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