

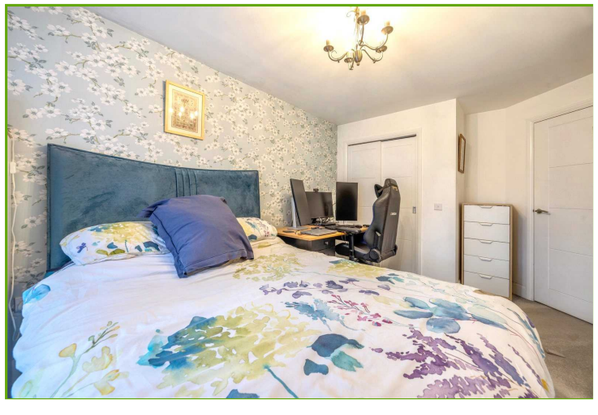


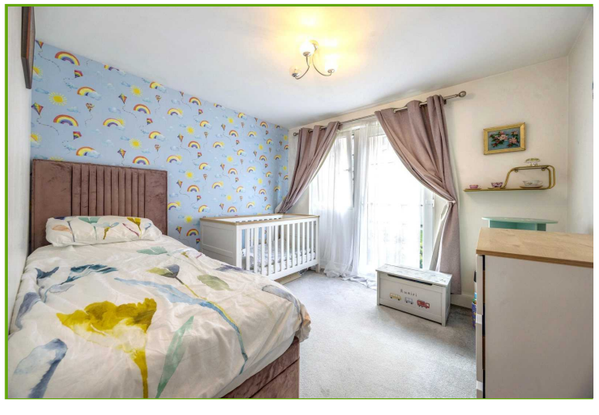












Haig Lane, Edinburgh, Midlothian, EH6

Offers Over: £260,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: C

Forming part of a modern and well-maintained development in the ever-popular area of Bonnington, this beautifully presented two-bedroom ground floor flat offers bright, well-proportioned accommodation, residents' parking and direct access to the outside via patio doors. Presented in tasteful neutral tones and complemented by contemporary fixtures and fittings throughout, the property provides a stylish and comfortable home, ideally suited to first-time buyers, professionals, downsizers or those seeking convenient all-on-one-level living. The property is also ideally positioned for a wide range of local amenities, excellent transport links and the scenic Water of Leith Walkway.

The accommodation is presented in true move-in condition and can be accessed via the secure communal entrance, with both stairs and lift facilities available. The property briefly comprises a welcoming entrance hallway with useful built-in storage, leading into a bright open-plan kitchen and dining area. The modern fitted kitchen offers a range of contemporary wall and base units, while the adjoining dining area provides ample space for a table and chairs. Patio doors provide direct access to the outside, allowing excellent natural light into the room.

The principal double bedroom is generously proportioned and benefits from built-in wardrobes, a stylish en-suite shower room and further patio doors providing direct access outside. There is also a second well-sized double bedroom, again featuring patio doors. Completing the accommodation is a contemporary three-piece bathroom suite comprising a shower over the bath, WC, wash hand basin and mirror, complemented by attractive neutral tiling.

Further benefits include gas central heating and full double glazing.

Externally, residents can enjoy well-maintained communal garden grounds together with unallocated residents' parking, providing convenient off-street parking for occupants and visitors.

Bonnington is a popular residential area situated to the north-east of Edinburgh city centre, benefiting from a convenient location and excellent transport links. A wide selection of shops, cafés, bars and restaurants can be found along Leith Walk, Great Junction Street and around The Shore, while supermarkets and further amenities are available in nearby Canonmills and Newhaven. The area is well served by regular bus routes, with services operating along Bonnington Road and Pilrig Street, providing straightforward access to the city centre and surrounding areas. There is a choice of primary and secondary schooling within the vicinity. Bonnington enjoys a pleasant setting close to the Water of Leith, with the surrounding walkways, parks and green spaces providing opportunities for walking and recreation. The area also benefits from its proximity to key destinations including Victoria Quay and Ocean Terminal, which offers a variety of shopping, dining and leisure facilities. Combining convenient city access with a good range of local amenities and attractive outdoor spaces, Bonnington is a well-established and sought-after area of Edinburgh.

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All Measurements
All Measurements are Approximate.

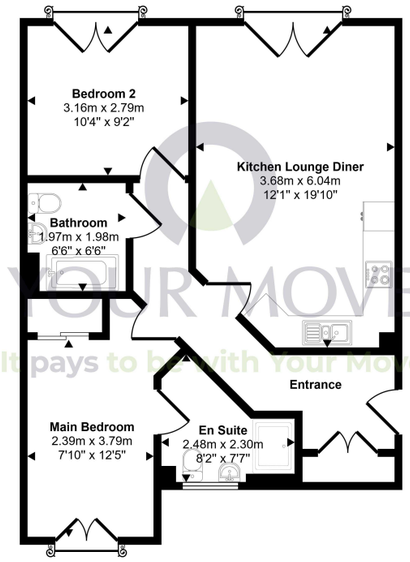
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Approx Gross Internal Area
62 sq m / 672 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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