

COULTERS[©]

FLAT 11, 6 HAIG LANE

BONNINGTON, EDINBURGH, EH6 5GA

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This immaculate home occupies a fourth floor position within a modern development located in Bonnington.

Inside, the accommodation is particularly spacious with tremendous storage capacity. There is a beautifully bright open plan kitchen with living/dining area which is laid with high quality flooring and a Juliette balcony.

KEY FEATURES



Immaculately presented fourth floor flat.



Two double bedrooms, one with an en-suite.



Close to Pilrig Park and Water of Leith walkway.



Private residents parking.



Within walking distance of The Shore and Leith Walk.



Independent retailers and cafes nearby.



The stylish modern kitchen is fitted with white sleek units and integrated appliances.

Both bedrooms are excellent size with the master bedroom having a further Juliette balcony, built in double wardrobe and an en-suite. The main bathroom has a bath with overhead shower and chrome heated towel rail.

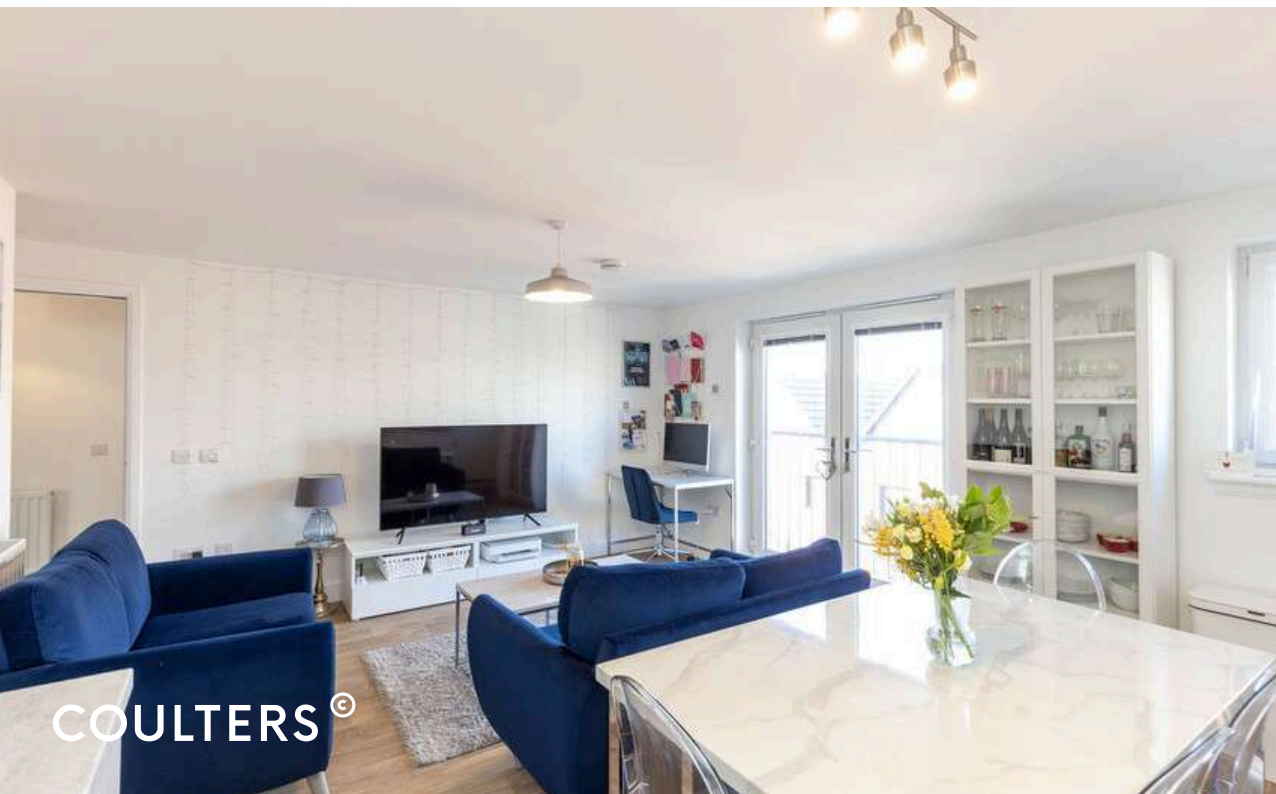
There is gas central heating and double glazing is fitted throughout the property and the property benefits from private residential parking.



THE LOCAL AREA

Nestled in the north of Edinburgh along the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighbourhood. This historic area, is a desirable location with a rich heritage and a thriving community.

Enjoy easy access to the city centre, as well as a range of amenities right on your doorstep. Explore the diverse array of shops, restaurants, and cafes providing everyday convenience and a lively atmosphere.

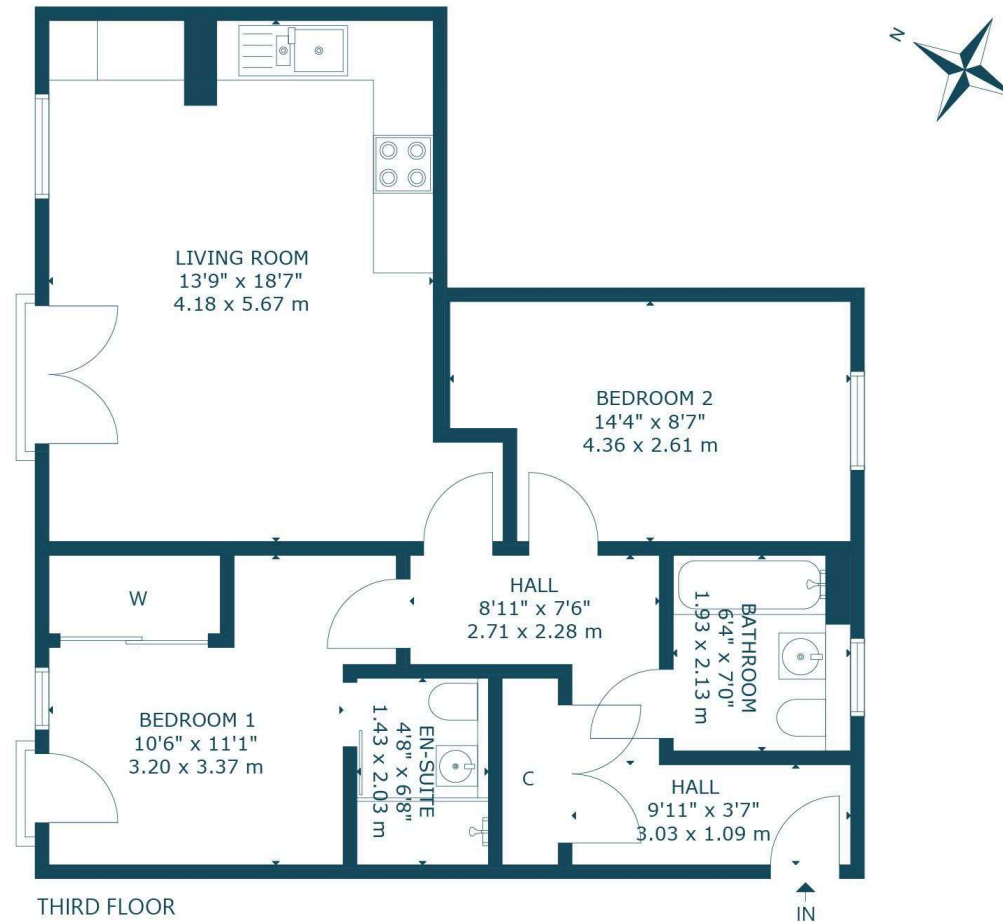


Take a stroll along the Water of Leith walkway, or relax in one of the nearby parks and green spaces, ideal for outdoor leisure and recreation. Experience the best of city living in a neighbourhood that combines tradition with modernity, making Bonnington a sought-after place to call home in Edinburgh.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





THIRD FLOOR

FLAT 11, 6 HAIG LANE, EDINBURGH, EH6 5GA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.