



Solicitors & Estate Agents










Offers Over

£245,000

Flat 10, 1 Haig Lane

Bonnington | Edinburgh | EH6 5GA

Neilsons are delighted to offer on to the market this immaculately presented third floor apartment, which forms part of a well-kept modern development, enjoying a superb high amenity location, in the capitals popular Bonnington area. The property has been freshly painted and offers bright and well-proportioned accommodation, perfectly suited to the professional couple or buy-to-let investor.

-  2 bedrooms
-  1 public room
-  2 bathroom
-  Residents parking
-  Communal gardens
-  ESPC rating – B
-  Council tax band - D



Description

The internal space is accessed via secure entry phone/ lift and briefly comprises: entrance hallway with built-in storage cupboard, spacious dual facing reception/kitchen with fresh neutral décor/laminate flooring and two sets of French doors opening out to a Juliet balcony, affording a pleasant open aspect and a bright airy feel, the kitchen has been fitted with an excellent variety of stylish contemporary units with coordinated worktops and a selection of good quality integrated appliances, principal bedroom with fitted wardrobes and en-suite shower room, second double bedroom also with Juliet balcony, and main bathroom with sleek three piece white suite, tiling to splash areas, and over-bath electric shower/ splash screen.



Extras

All floor coverings, integrated appliances, light fittings and curtains will be included.

Garden, Parking and Factor

There are well maintained lawns and planted beds scattered throughout the development and ample residents parking is available to the front and side. There is currently a factoring agreement in place with Ross and Liddell for the upkeep of the communal areas, lift and building. This is presently £900 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





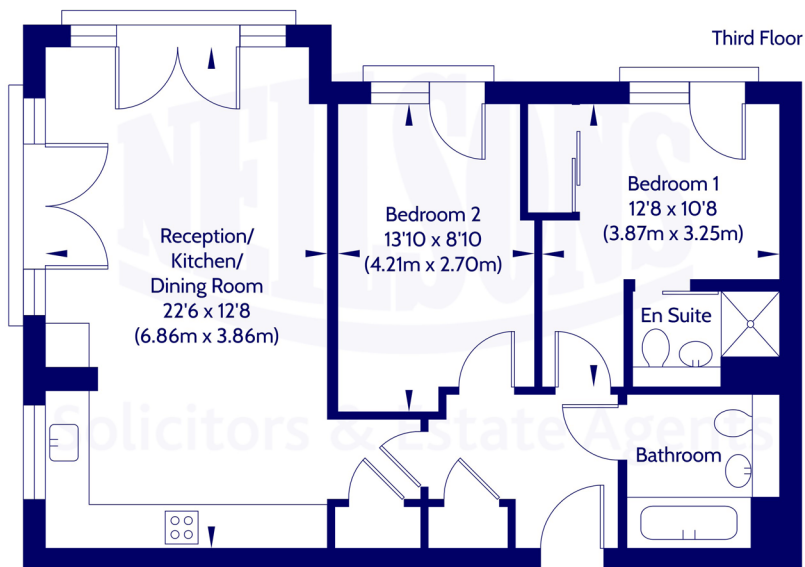
Location

Within easy reach of the City Centre, the Bonnington area of Edinburgh was a thriving industrial area in past centuries but now many of the old buildings have been skillfully renovated and converted for residential use and modern apartments have been built. Leith Walk and the fashionable Shore area with their vibrant café cultures, gastropubs and award-winning restaurants are both close at hand. Local amenities include a variety of shops and well regarded schools. Princes Street, The St James Quarter and the soon to be revamped Ocean Terminal are also within easy reach, offering a plethora of High Street names for more extensive retail therapy. Local leisure and recreational facilities include a variety of public parks and the open spaces of Leith Links, the Water of Leith walkways and health clubs.





Approx. Gross Internal Floor Area 63.94 Sq M / 688 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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