

Flat 5, 1 Haig Lane Edinburgh EH6 5GA

Offers Over £250,000

- Large living/kitchen/dining area with French doors to Juliet balcony
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included in price
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Hallway with two large storage cupboards
- Well kept communal gardens
- Residents off-street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £480

Shared Ownership: No



1



2



2



EPC B



Flat

Blair Cadell is thrilled to present this immaculate two-bedroom flat, situated within a highly sought-after development in the heart of Leith. With superb access to both The Shore and Edinburgh city centre, this stunning property is perfect for a wide range of buyers and is a must-see.

The accommodation opens with a spacious hallway featuring convenient storage cupboards, leading to an open-plan kitchen, living, and dining area. This versatile space flooded with natural light from French doors opening to a Juliet balcony is ideal for hosting gatherings or unwinding after a long day. The modern kitchen is equipped with a range of stylish wall and floor-mounted units, an induction hob, an electric oven, and integrated appliances. There are two generously sized double bedrooms, including a master bedroom with an en-suite shower room featuring a sleek two-piece suite and a mains walk-in shower. The property also includes a family bathroom with a three-piece suite and an electric shower over the bath. Additional features include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Well maintained communal gardens and residents off-street parking.

Factored by Ross and Liddell approximately £40 a month for cleaning, maintenance of grounds and building and health and safety checks.

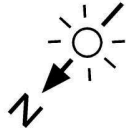
Leith is renowned for its vibrant atmosphere and offers an exceptional selection of eateries, including Michelin-starred restaurants, cosy cafes, and charming wine bars. Everyday conveniences are within easy reach, with major supermarkets and Ocean Terminal nearby, providing a gym, cinema, and additional shopping options. For outdoor enthusiasts, the area boasts several open-air recreational facilities, public parks, and the picturesque village and harbour of Newhaven, perfect for a leisurely afternoon stroll. Excellent transport links, including the city bypass just a short drive away, offer easy access to destinations further afield.

Viewing by appointment on 0131 337 1800

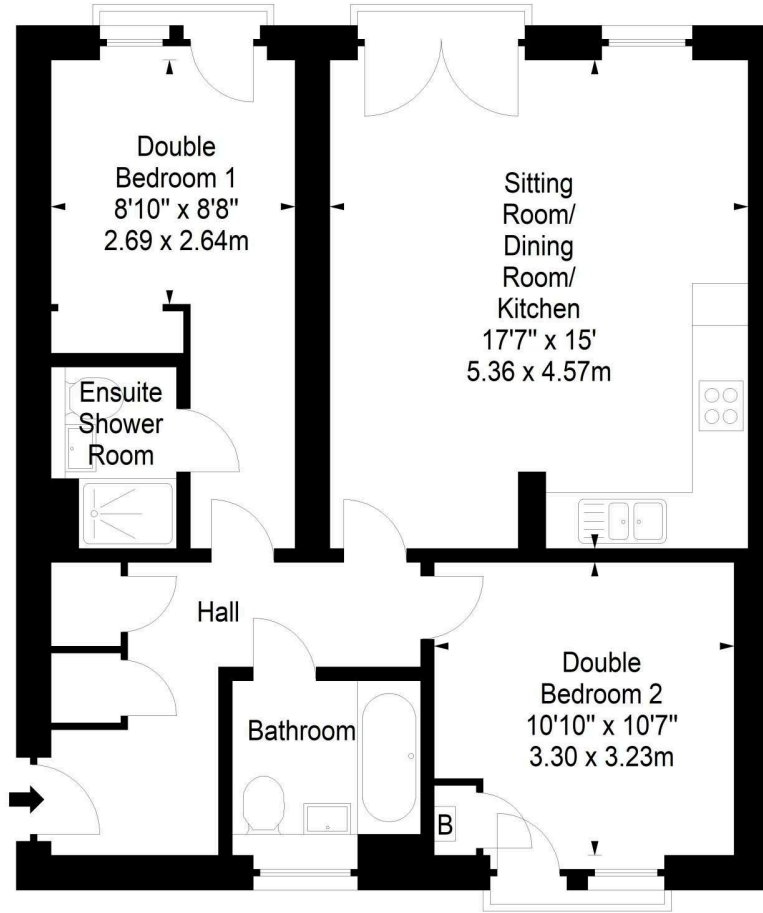




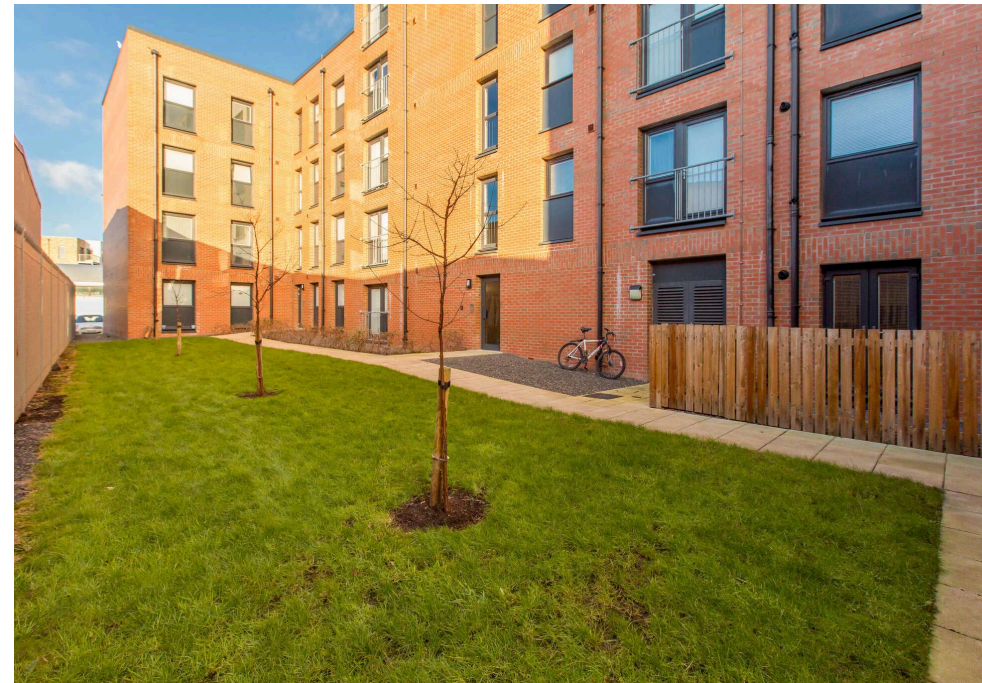
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Approx. Gross Internal Area
721 Sq Ft - 66.98 Sq M
For identification only. Not to scale.
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First Floor



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