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Offers Over

£260,000

2/16 Haig Lane

Bonnington | Edinburgh | EH6 5GA

This bright and generously proportioned south east facing top floor corner flat is ideally located close to excellent local amenities and superb transport links. Set within a modern development popular with young professionals, the property is presented in true move-in condition, and internal viewing is highly recommended to fully appreciate the space and style on offer.

-  2 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Lift
-  EPC Rating – C
-  Council Tax Band - D



Description

Presented in true move-in condition, this impressive property boasts generously proportioned accommodation, thoughtfully designed for modern living. The bright and spacious open-plan lounge and dining area is flooded with natural light, enhanced by two sets of full-height glazed doors that open to Juliet balconies, framing breathtaking panoramic views across the Edinburgh skyline. The stylish, contemporary kitchen is fitted with sleek white gloss units, complemented by high-quality integrated appliances, providing both functionality and elegance. A separate plumbed utility cupboard adds convenience, ensuring a clutter-free space. The light and airy principal bedroom is a peaceful retreat, featuring fitted wardrobes for ample storage and a contemporary en-suite shower room with premium fixtures and finishes. A second well-proportioned double bedroom offers versatility, ideal for guests, a home office, or additional living space. The stylish main bathroom is finished to a high standard, featuring modern fittings and a fresh, sophisticated design.

Additional highlights include efficient gas central heating, double glazing for warmth and energy efficiency, a secure entry system for peace of mind, and generous built-in storage throughout. Situated in a vibrant and well-connected location, this exceptional property presents a fantastic opportunity for those seeking stylish, contemporary city living with unparalleled convenience.

The development is managed and maintained by Ross and Liddell with an approximate cost of £58pcm.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

Externally there are well maintained communal garden grounds together with ample residents parking.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

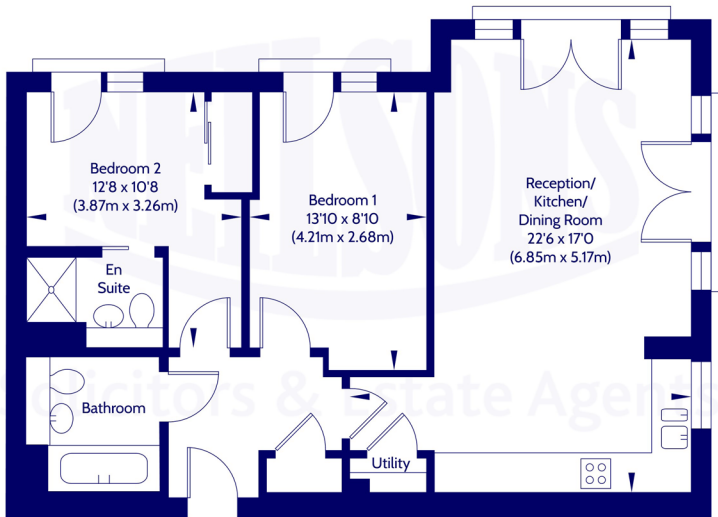
Within easy reach of the City Centre, the Bonnington area of Edinburgh was a thriving industrial area in past centuries but now many of the old buildings have been skillfully renovated and converted for residential use and modern apartments have been built. Leith Walk and the fashionable Shore area with 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 63.98 Sq M / 689 Sq Ft.

Fifth Floor



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.



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