



Solicitors & Estate Agents










Offers Over
£260,000

1/11 Haig Lane

Bonnington | Edinburgh | EH6 5GA

This generously proportioned and attractive modern third-floor flat enjoys lovely open views towards Arthur's Seat and forms part of an established development in the popular Bonnington area. Ideally positioned to take advantage of excellent local amenities and transport links, the property is also within comfortable walking distance of the City Centre. Offering contemporary living in a well-connected location, it will particularly appeal to young professionals.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Residents parking
-  Communal grounds
-  EPC rating – B
-  Council tax band - D



Description

In brief the accommodation comprises; secure entry system, lift/stair access to all floors, welcoming entrance hallway with built-in storage, spacious and bright lounge/dining with Juliet balcony providing lovely open views, open plan to modern fitted kitchen with integrated appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom with fitted storage and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing. Internal viewing is highly recommended to be fully appreciated.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

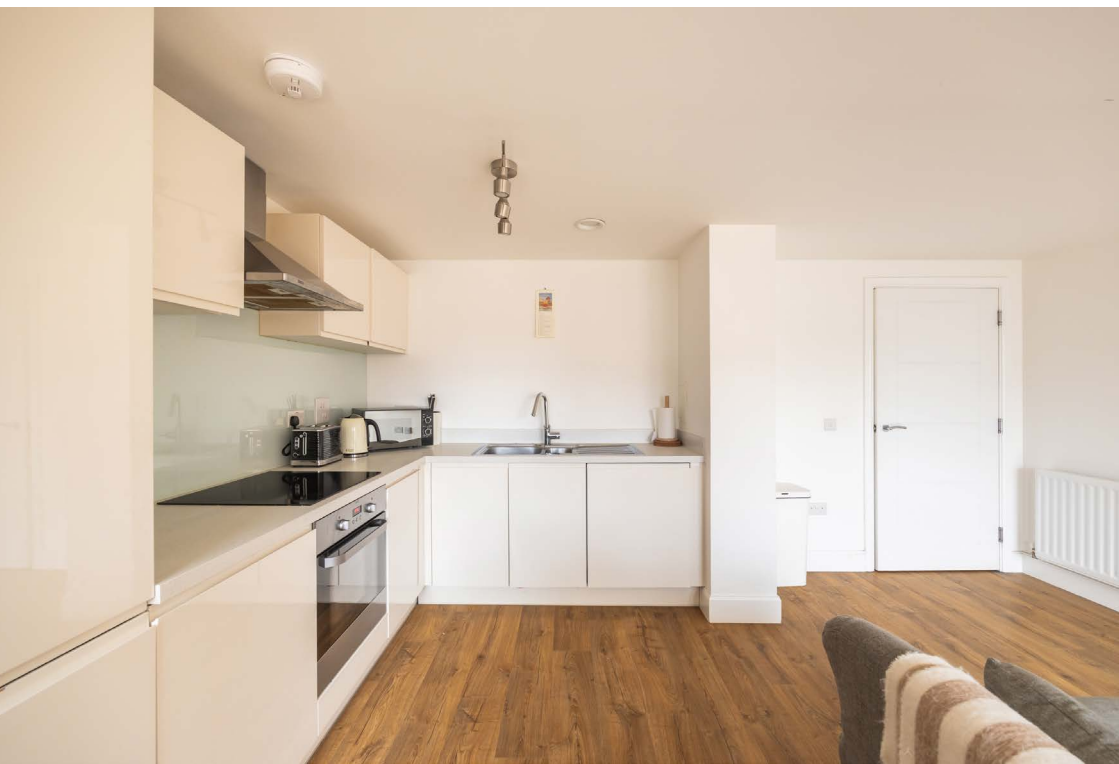
Parking & Factors

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

There is a factoring fee payable to Ross & Liddell for the upkeep of the communal areas which is approximately £120 per month, and this includes common buildings insurance.

Viewing

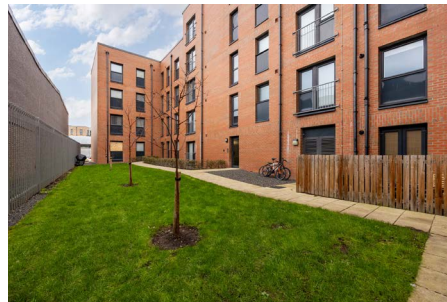
By appointment through Neilsons (0131 625 2222).





Location

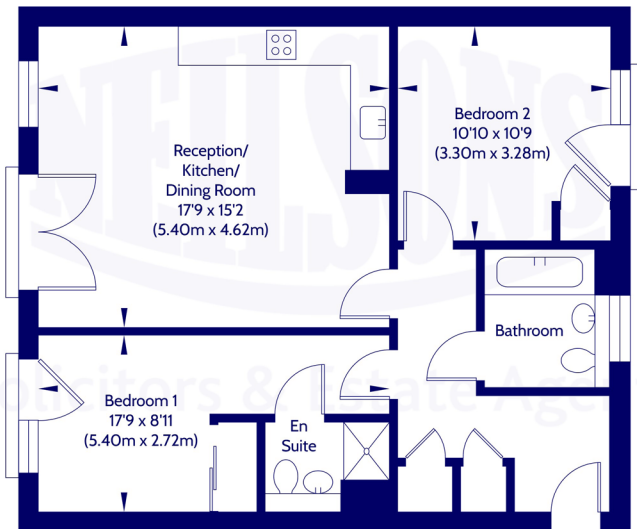
The property is in the vibrant and sought-after Bonnington district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk as well as a large Tesco store. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. Enjoying the outdoors couldn't be easier with Pilrig Park, Victoria Park, Leith Links close by and the Water of Leith walkway on your doorstep. The location provides excellent access to Edinburgh's extensive cycle network, offering convenient routes across the city. In addition, residents benefit from regular bus and tram services to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 66 Sq M / 706 Sq Ft.

3rd 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.



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



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