



6/9 Haig Lane
BONNINGTON | EDINBURGH | EH6 5GA


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6/9 Haig Lane is a modern second floor flat nestled in Edinburgh's sought-after Bonnington area. The home boasts a bright and inviting open plan living area. Natural light floods the space, accentuating the contemporary decor and sleek finishes. Two Juliet balconies grace two sides of the living area, offering charming views of the surrounding neighbourhood.

The focal point of the living space is the modern white kitchen, adorned with attractive units that provide ample storage and workspace. Whether you're whipping up a quick meal or entertaining guests, this kitchen is designed to meet your needs with style and functionality.

This property boasts two generously sized double bedrooms, both offering comfortable retreats after a long day. The master bedroom features an integrated wardrobe, ensuring plenty of storage space. Additionally, the master bedroom includes an en-suite shower room, adding a touch of luxury and convenience to your daily routine.

The family bathroom exudes modern elegance with its neutral decor and contemporary fixtures. A shower over the bath provides flexibility for both quick showers and leisurely soaks, catering to your preferences.

Overall, this second floor flat combines modern living with comfort and convenience, making it an ideal place to call home in Edinburgh's vibrant Bonnington area. In brief the property comprises -

- Welcoming hall with storage.
- Bright open plan living room, with two Juliet balconies and a modern white kitchen with attractive units.
- Two double bedrooms with the master bedroom featuring an integrated wardrobe and en-suite shower room.
- Family bathroom with shower over bath.
- Gas central heating and double glazing.
- Residents parking.
- Communal grounds.

Extras included in the sale are all blinds, curtains and washing machine. All other furniture is available by separate negotiation. EPC Rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, caf s, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.





**Haig Lane,
Edinburgh,
Midlothian, EH6 5GA**



Approx. Gross Internal Area
700 Sq Ft - 65.03 Sq M
For identification only. Not to scale.
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