



1/2 Haig Lane
BONNINGTON | EDINBURGH | EH6 5GA


warners
solicitors & estate agents



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Warners are delighted to present this beautifully maintained one-bedroom, ground-floor apartment, located in the heart of a modern development in the highly desirable Bonnington area. Just a short distance from excellent local amenities, with exceptional public transport links and easy access to the city centre, this property is perfect for first-time buyers, young professionals, and investors.

Upon entering, you are welcomed by a spacious hallway featuring two large storage cupboards, one with potential to be a laundry cupboard. The open-plan living, dining, and kitchen area serves as the home's central social space, ideal for entertaining. French doors flood the room with natural light, while the contemporary kitchen boasts sleek base and wall units, integrated appliances, and a breakfast bar which can be included in the sale.

The generously sized bedroom offers built-in wardrobes, plenty of room for additional furniture, and another set of French doors leading to a private courtyard. The accommodation is completed by a modern three-piece bathroom with a mains shower over the bath.

With ample resident parking and building management by a factor, this property offers low-maintenance living in a prime location.

- Prime Bonnington location near amenities and transport.
- Open-plan living/dining/kitchen, great for entertaining.
- French doors allow abundant natural light.
- Private courtyard off the bedroom.
- Ample storage with hallway cupboards and built-in wardrobes.
- Low-maintenance with resident parking and building management.

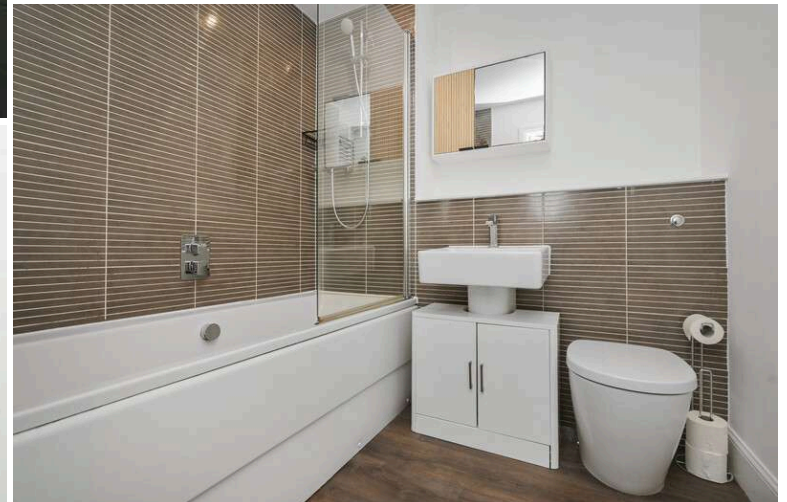
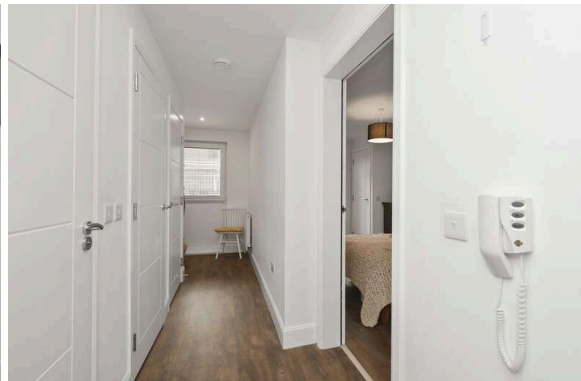
EPC B, Council tax D. Factors by Ross and Liddel cost around £50 per month and cover, cleaning and electricity of communal areas, management fee, and building insurance.

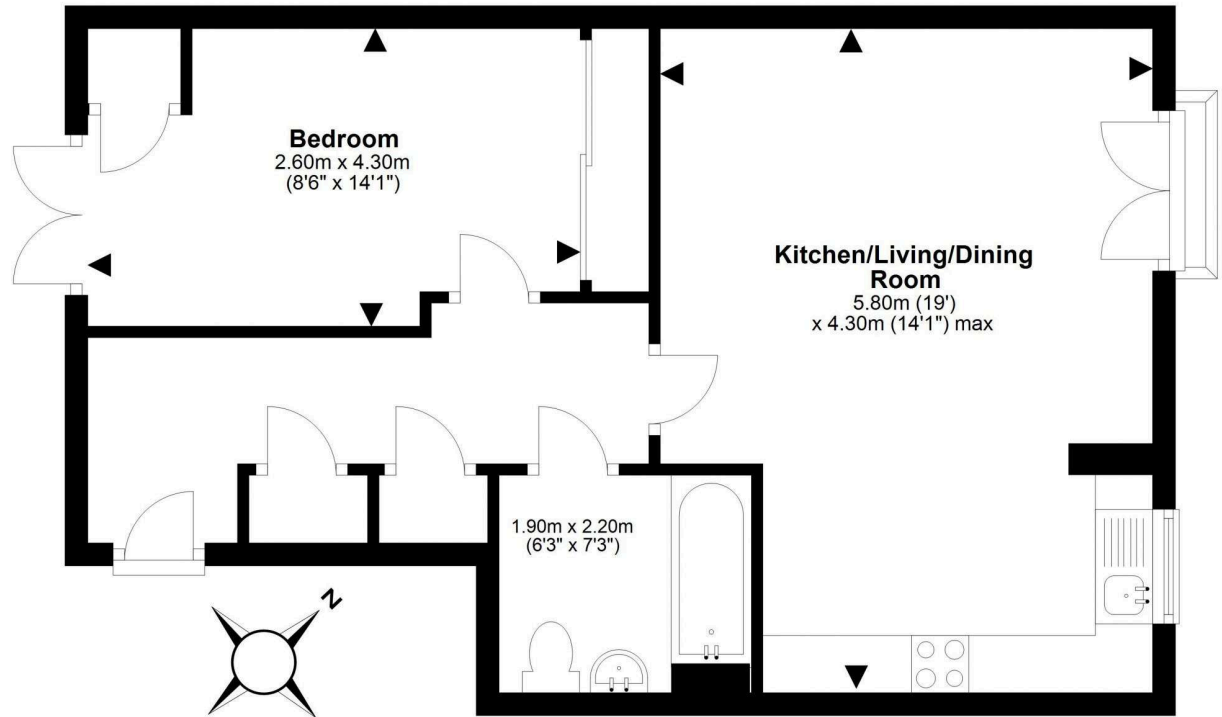
Extras included in this sale are the sofa, blinds, medicine cabinet and storage under sink in the bathroom.

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 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. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of 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 nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. 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.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.