

campbell
smith

1/13 Haig Lane,
Edinburgh,
EH6 5GA



- Superb modern dual aspect fourth floor flat in move in condition
- Cul de sac setting with direct access to the Water of Leith walkway
- View to Arthur's Seat & Calton Hill
- Ready access to city centre & Leith
- Entryphone, lift, factor
- Dual aspect open plan sitting/dining kitchen with 2 Juliet balconies
- Utility cupboard
- Master bedroom with en suite shower, built in wardrobes & Juliet balcony
- Second double bedroom with Juliet balcony
- Bathroom with white 3 piece suite having a shower over the bath
- Gas central heating
- Double glazing
- Communal landscaped gardens, bicycle store and bin store
- Unallocated resident's parking

Fixed Price: £270,000









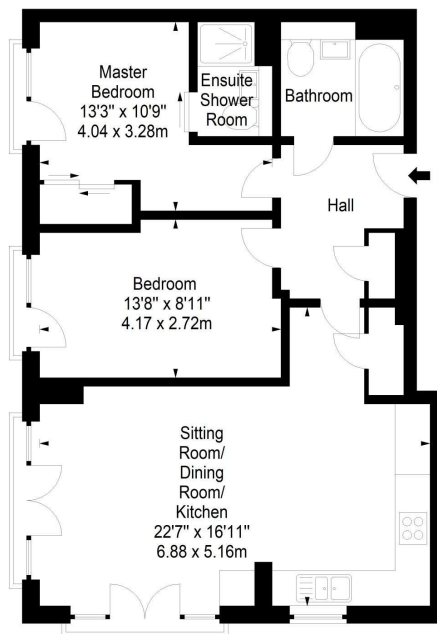




Haig Lane,
Edinburgh,
Midlothian, EH6 5GA



Approx. Gross Internal Area
721 Sq Ft - 66.98 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Fourth Floor

**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, blinds, curtains. & kitchen white goods are included



Buses

Broughton Rd - 10, 36. Pilrig St - 11



Shops

Tesco on Broughton Road & Great Junction Street, Lidl on Logie Green Road, Asda at Newhaven



Schools

Broughton PS, St Mary's RC PS, Drummond Community High, Holyrood RC HS



Parking

Unallocated resident's parking



Council Tax Band - D



EPC - B



Factor

Ross & Liddel - 16/05/24 to 15/05/25 was £1,226.96. Details on request



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.