

COULTERS<sup>©</sup>

# FLAT 15, 2 HAIG LANE

BONNINGTON, EDINBURGH, EH6 5GA

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated on the fourth floor of a modern and well-maintained development, this exceptionally bright and spacious two-bedroom flat offers contemporary living in a highly appealing setting. The property enjoys a thoughtfully designed layout centred around an impressive open-plan sitting room, kitchen and dining space – ideal for both everyday living and entertaining. Flooded with natural light, the sitting area is further enhanced by a charming Juliette balcony, creating an inviting and airy atmosphere throughout.

## KEY FEATURES



Exceptionally bright and spacious fourth floor flat.



Two double bedrooms, one with an en-suite.



Close to Pilrig Park and Water of Leith walkway.



Private residents parking.



Within walking distance of The Shore and Leith Walk.



Independent retailers and cafes nearby.



EPC Rating - B



Council Tax Band - D





The accommodation comprises two generous double bedrooms, including a particularly well-proportioned principal bedroom which benefits from built-in wardrobes and a stylish en-suite shower room. A large, partially tiled three-piece bathroom with overhead shower serves the remainder of the property, providing both practicality and comfort.

Further advantages include lift access within the building and private residents' parking, ensuring convenience and ease of living. This attractive apartment combines modern design, excellent natural light and well-balanced accommodation, making it an ideal home for a range of buyers.



## THE LOCAL AREA

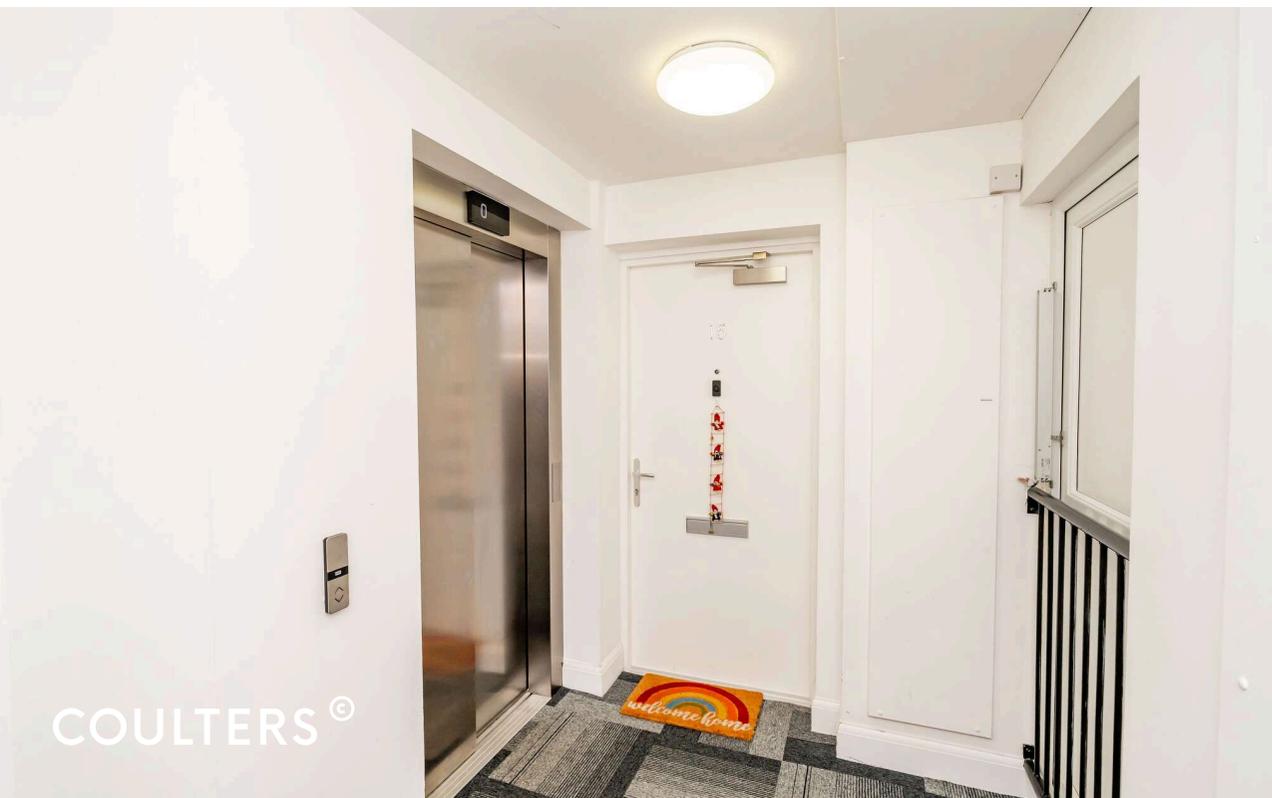
Nestled in the north of Edinburgh along the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighborhood. This historic area, is desirable location with a rich heritage and a thriving community. Enjoy easy access to the city centre, as well as a range of amenities right on your doorstep.

Explore the diverse array of shops, restaurants, and cafes providing everyday convenience and a lively atmosphere. Take a stroll along the Water of Leith walkway, or relax in one of the nearby parks and green spaces, ideal for outdoor leisure and recreation. Experience the best of city living in a neighborhood that combines tradition with modernity, making Bonnington a sought-after place to call home in Edinburgh.

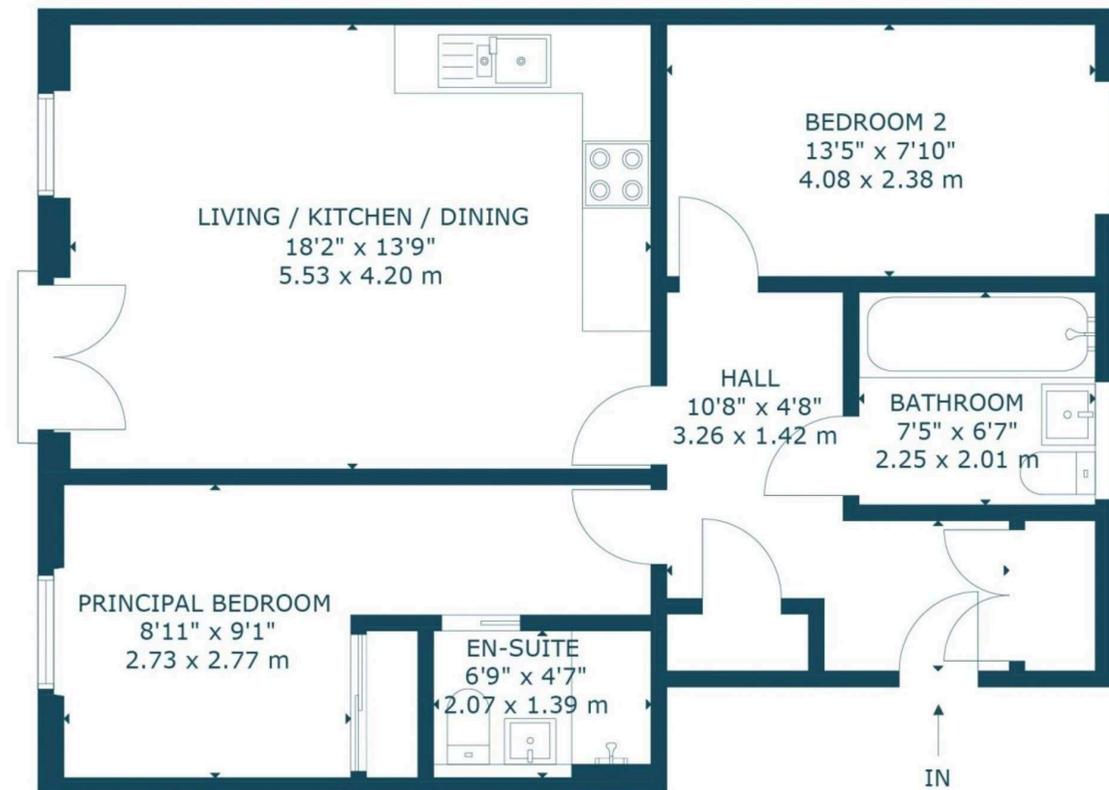
## EXTRAS

All fitted flooring and integrated appliances are included in the sale price.

The property is factored by Ross and Liddell with a approximate monthly charge of £60.







FOURTH FLOOR

FLAT 15, 2 HAIG LANE, BONNINGTON, EDINBURGH, EH6 5GA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.