



Offers Over
£260,000

4/1 Haig Lane

Bonnington | Edinburgh | EH6 5GA

This generously proportioned and attractive modern ground-floor flat forms part of an established residential development in the ever-popular Bonnington area of the city. Ideally located to take advantage of a wide range of local amenities and excellent transport links, the property is also within comfortable walking distance of the City Centre. Offering contemporary, low-maintenance living in a highly convenient setting, the flat will be of particular appeal to young professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Private Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation is accessed via a welcoming entrance hallway which benefits from useful built-in storage. The heart of the home is the bright and spacious open-plan living area, which provides ample space for both lounge and dining furniture. Full-height glazed doors open onto a Juliet balcony, allowing excellent natural light to flood the space. The modern kitchen is fitted with a range of white wall and base units, complemented by wooden-effect worktops and a selection of integrated appliances, creating a stylish and functional environment. The principal bedroom is a generous double, positioned to the rear of the property for added privacy and a peaceful outlook. It benefits from built-in wardrobe storage and a contemporary en-suite shower room. A second well-proportioned double bedroom is also tastefully finished with neutral décor and carpeting. Both bedrooms feature glazed doors providing direct access to the private garden section to the rear. Completing the accommodation is the bathroom, which is fitted with a white three-piece suite.



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

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys its own private area of garden to the rear, in addition to well-maintained communal garden grounds. There is ample residents' parking available within the development.

Viewing

Please contact Neilsons on 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.

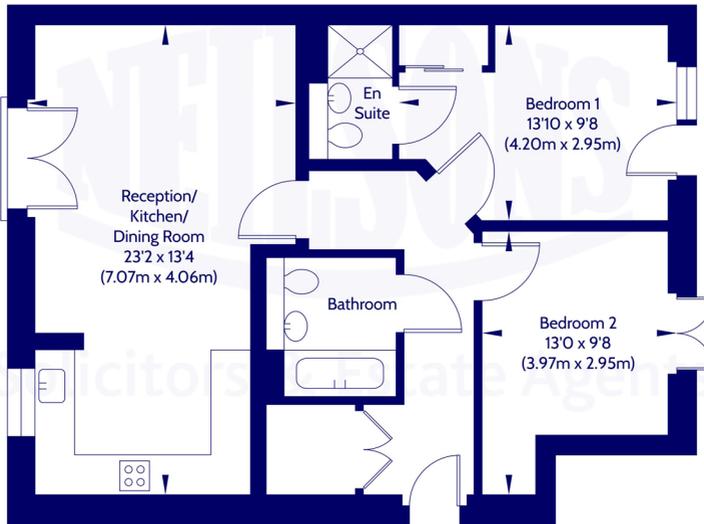
Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and worldrenowned restaurants. Enjoying the outdoors couldn't be easier with Pilrig Park, Victoria Park, Leith Links close by and the Water of Leith walkway on your doorstep. The location provides 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 67 Sq M / 718 Sq Ft.

Ground Floor



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.



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