










Offers Over
£260,000

4/9 Haig Lane

Bonnington | Edinburgh | EH6 5GA

Forming part of a modern, well maintained development in the ever popular area of Bonnington, this beautifully presented two bedroom top floor flat offers bright, well proportioned accommodation with the added convenience of lift access and residents' parking. Finished in tasteful neutral tones throughout, the property provides a stylish and comfortable living environment, ideally suited to first time buyers, professionals or those looking to downsize, all within easy reach of excellent local amenities, transport links and the Water of Leith Walkway.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Lift
-  Residents parking
-  EPC rating – B
-  Council tax band - D



Description

In true move in condition, the accommodation which can be accessed via the secure communal stairs or lift, briefly comprises; welcoming entrance hallway with a deep storage cupboard, light and airy lounge/dining room with Juliet balcony, open plan fitted kitchen with a range of sleek white wall and base units with co-ordinated worktops and integrated appliances, principle double bedroom with a built in wardrobe and en-suite shower room, second double bedroom, and a bathroom with a crisp white suite and overhead rainfall shower. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher.

Gardens and Parking

There are well maintained communal garden grounds and ample unallocated residents parking, along with a bike store.

Factoring

The communal areas and garden grounds are maintained by Ross & Liddell at cost of approximately £620 per six months, with a deposit of £300, and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





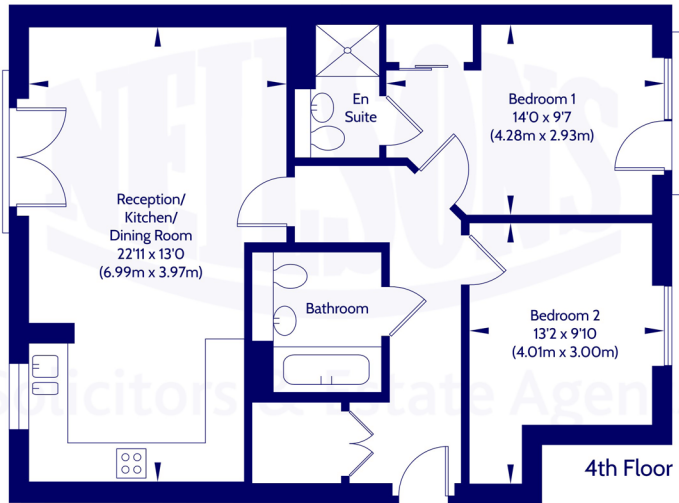
Location

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 Tesco store. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and 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 / 717 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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