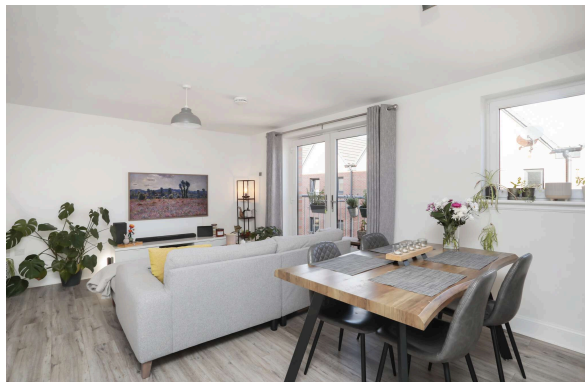




6/8 Haig Lane
BONNINGTON | EDINBURGH | EH6 5GA


warners
solicitors & estate agents



6/8 Haig Lane

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Occupying a superb tucked away position in a quiet cul-de-sac development with direct access to the scenic Water of Leith walkway is this stunning 2 bed second floor apartment offering a beautifully presented interior with lots of space and natural light.

Viewing is highly recommended to appreciate this true walk-in condition property, ideal for couples looking to be in the heart of a sought after area with easy access to the fashionable Shore area and the City Centre attractions. The light filled accommodation has many attractive features, all modern comforts and great storage facilities.

- On trend open plan living/dining room with French doors to Juliette balcony
- Stylish fitted white gloss kitchen area fully equipped with appliances
- Principal double bedroom with French window to Juliette balcony and built-in wardrobe
- Second double bedroom with free standing wardrobe included
- En-suite shower-room serving main bedroom
- Bathroom with electric shower
- Hall with cupboard space
- Gas central heating
- Double glazing
- Security entryphone system
- Landscaped shared gardens
- On street parking within cul-de-sac
- Factored development

EPC Rating B, Council Tax Band D.

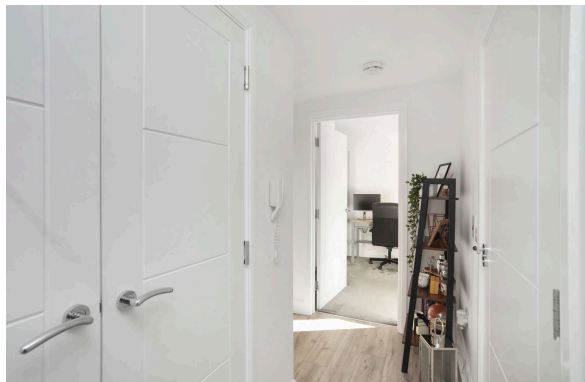
Factor Fee in place, £300-350 float and approx yearly charge of £560.

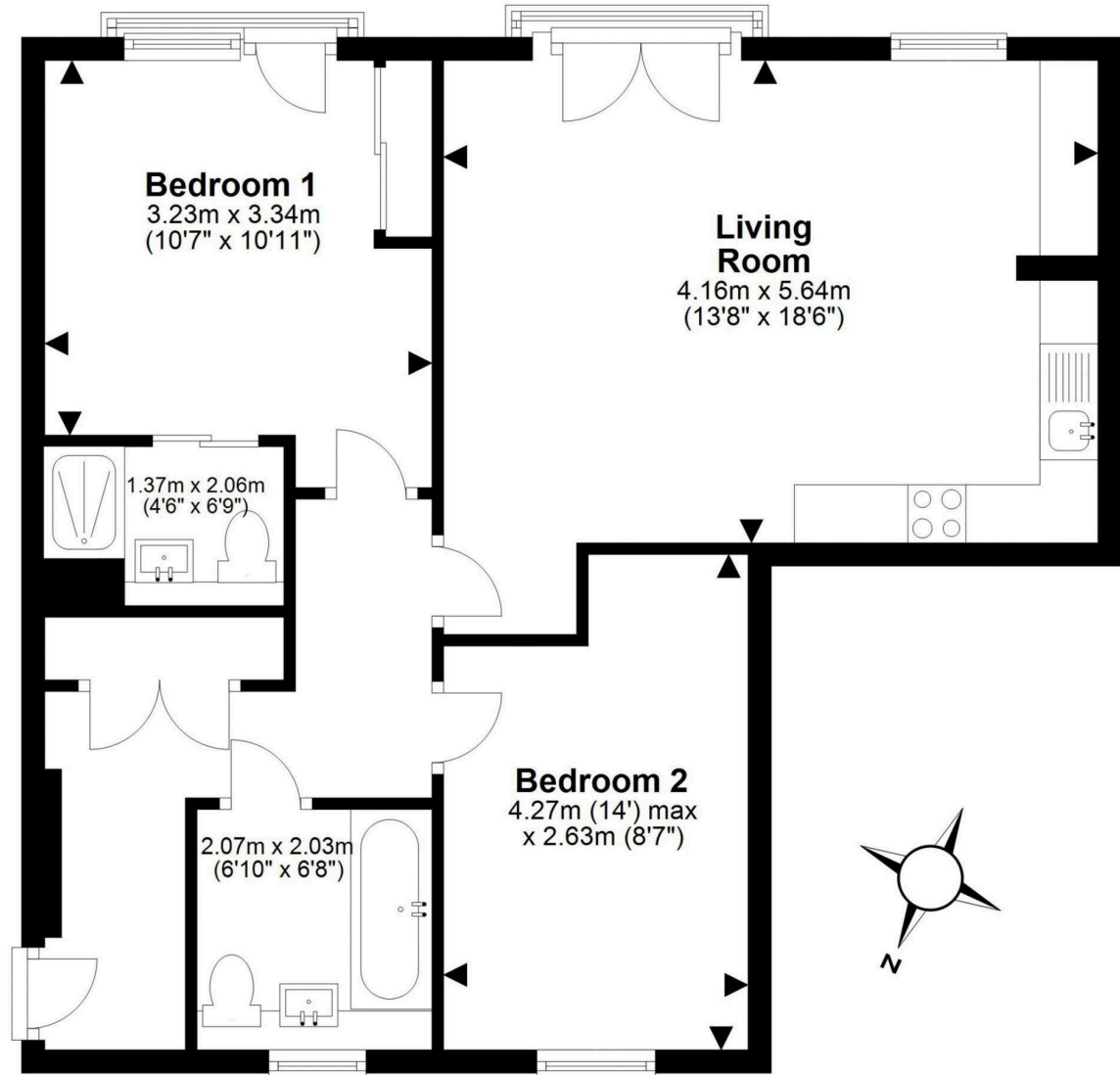
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, integrated kitchen appliances, and mirror wardrobe in bedroom two will be included in the sale.

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by a choice of 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. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways can be found in the neighbouring Leith area. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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.





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