

Flat 5, 6 Haig Lane

EDINBURGH, EH6 5GA



*BEAUTIFULLY PRESENTED TWO BEDROOM
FLAT IN THE POPULAR BONNINGTON AREA*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in Edinburgh is highly sought-after Bonnington development. The property has been brought to the market in excellent condition. Inside, the property comprises of:

The kitchen/living room/dining room is a large open-plan space which accommodates various possibilities for furniture arrangements. The kitchen has integrated appliances from fridge freezer, dishwasher to washing machine. The kitchen has a fan oven and hob for the cooking facilities.







There are two bedrooms, both of which are double in proportions and the master bedroom comes with a modern en-suite shower room with mains shower.





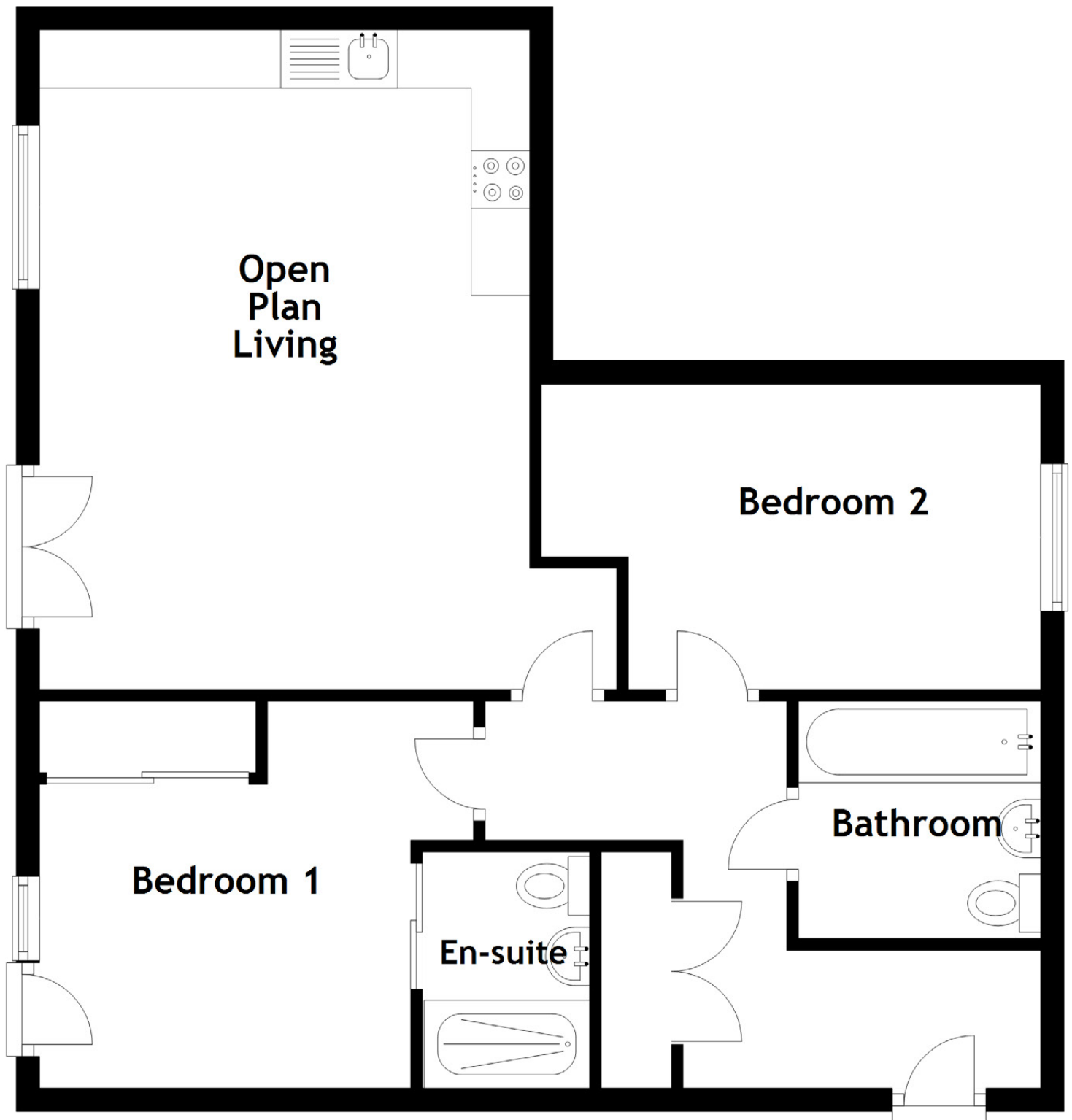
Bedroom 2





The property benefits from two bathrooms, one of which is the main family bathroom, which is fitted with a three-piece suite, and the en-suite shower room.





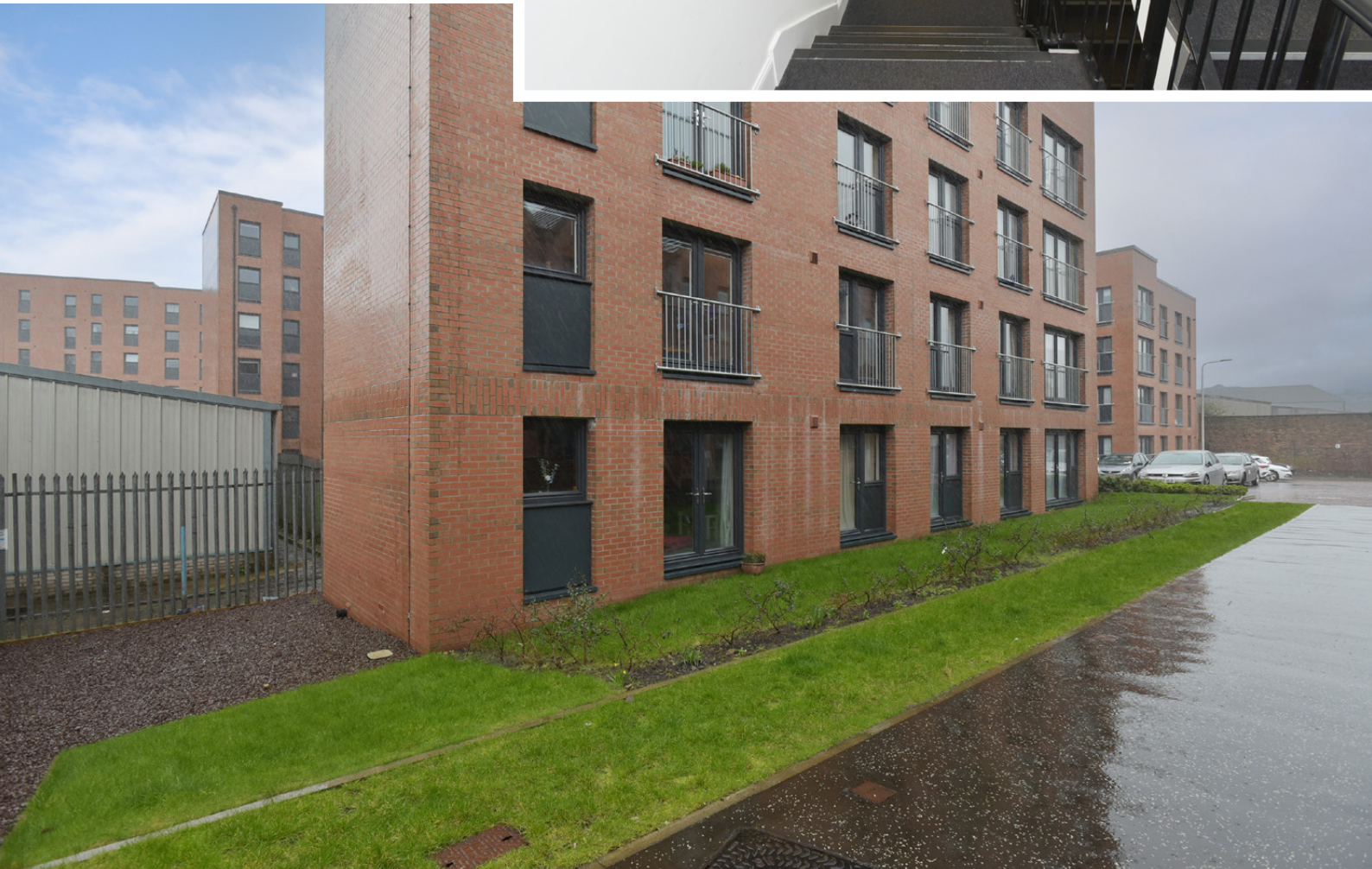
Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.64m (18'6") x 4.19m (13'9")	En-suite	2.02m (6'8") x 1.43m (4'8")
Bedroom 1	3.71m (12'2") x 3.31m (10'10")		
Bedroom 2	4.27m (14') x 2.61m (8'7")	Gross internal floor area (m ²): 66m ²	
Bathroom	2.07m (6'9") x 2.03m (6'8")	EPC Rating: B	

In addition, the property has excellent storage with cupboards accessed via the hallway and built-in wardrobe in the master bedroom.

The development in which the property is situated, has excellent visitor and resident parking, the property benefits from modern gas central heating, Phil double glazing, and an excellent EPC rating making for a warm, cost-effective home year-round. The property is expected to be of particular interest and as such early bird viewing is recommended.



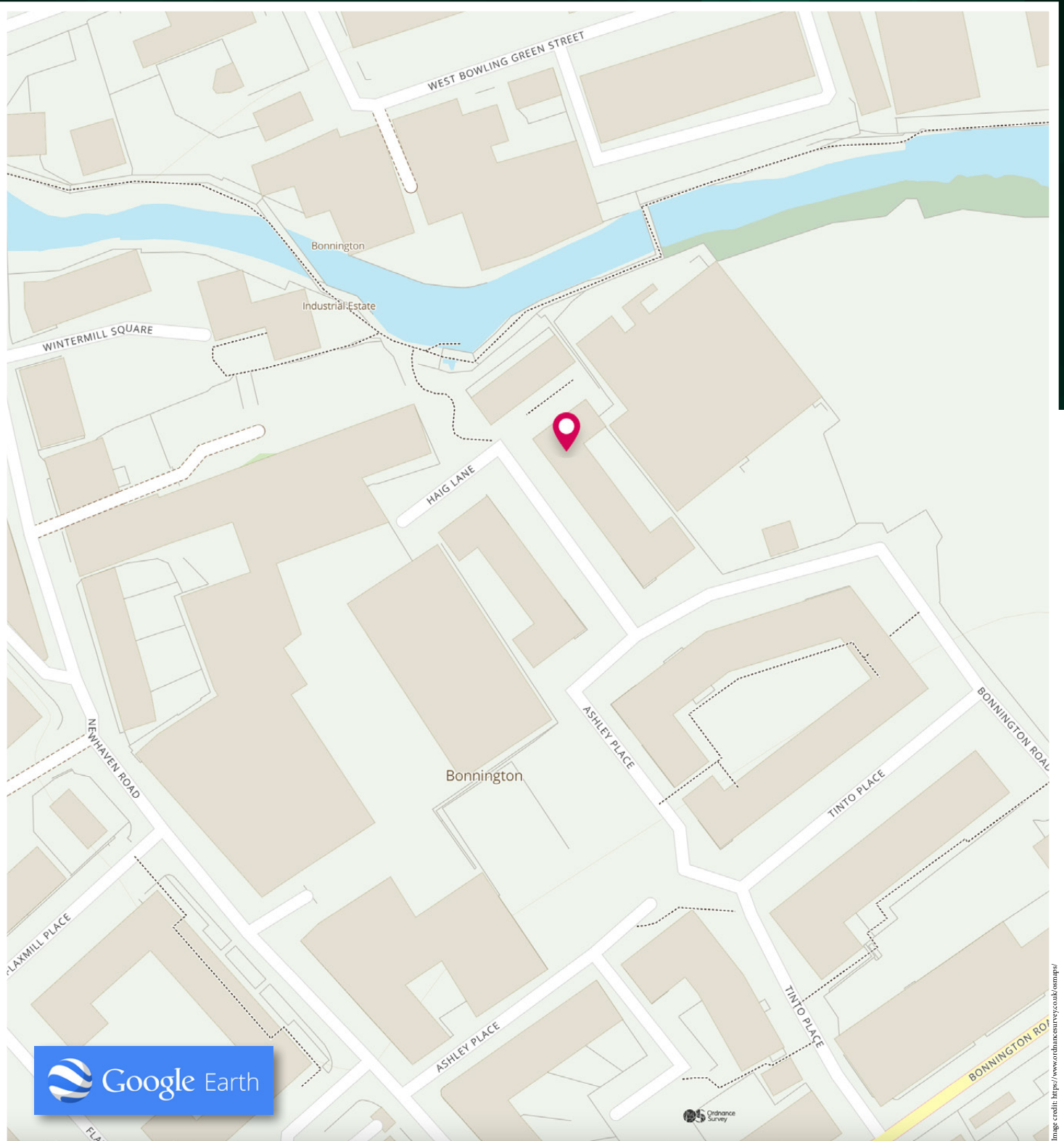


The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

The property is around 15 minutes walk from the new tram stops on Leith Walk, and also 15 minutes walk to Edinburgh's very popular Shore area. With trams running to the airport every ten minutes at peak times.



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