



Deans Properties

Deans Solicitors and Estate Agents LLP



4/5 Western Harbour Place
Newhaven, EH6 6NG



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Dining Room
- Terrace
- Two Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Allocated Parking Space in Secure Resident's Carpark
- Lift
- DG & GCH
- ECP Rating – B



This well-proportioned first floor flat forms part of an established modern development in the vibrant area of Newhaven in the North-East of Edinburgh. The property is located a short distance from Ocean Terminal and is close to a variety of excellent amenities including bars, restaurants, shops and local schools with the new Victoria Primary School just 50 meters away. Convenient transport links to the city centre and surrounding areas are provided by bus service 11 and the newly opened tram extension. The property boasts: welcoming entrance hallway, bright and spacious living room, generous kitchen with modern appliances opening onto the dining room which connects to the terrace overlooking the quiet and well-maintained courtyard, two double bedrooms with built-in wardrobes and an ensuite shower room in the principal bedroom and contemporary bathroom with shower over bath. The property benefits from ample storage space throughout, lift, communal rear garden and an allocated parking space in the secure resident's carpark offering convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are fitted carpet and floor coverings, oven, cooker, hob, hood, fridge-freezer, washing machine with integrated tumble dryer and dishwasher. All appliances are sold as seen with no warranty provided.



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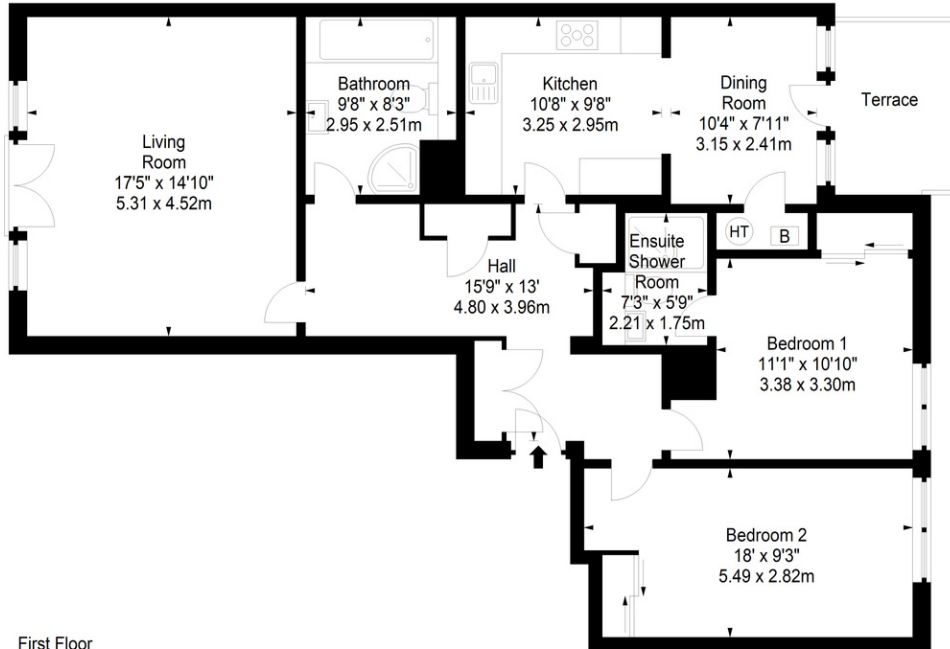


Approx. Gross Internal Area

1124 Sq Ft - 104.42 Sq M

For identification only. Not to scale.

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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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