



40/3 Hawthornvale
Newhaven, EH6 4JW

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Open Plan Kitchen/ Living Room
- One Double Bedroom
- Shower Room
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



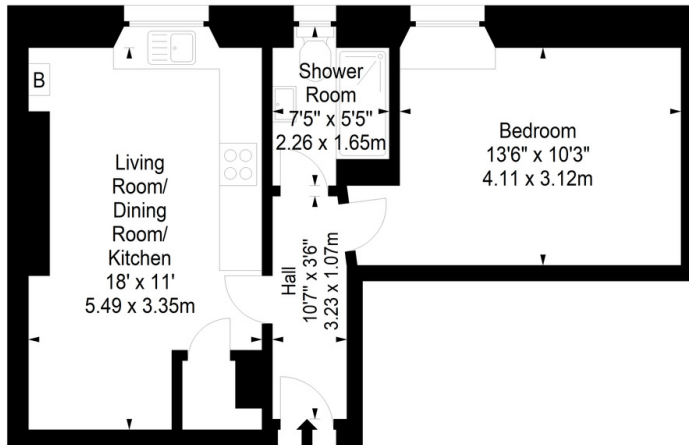
Forming part of a traditional tenement building, this well-presented ground floor flat is situated in the sought after area of Newhaven, north of Edinburgh city centre. The property is close to a wide range of local amenities, including Asda supermarket and Ocean Terminal which provides restaurants, shops, cinema and a gym. There are fantastic transport links via tram and bus to the city centre and surrounding areas. The accommodation comprises; a welcoming hallway, bright open plan living room/ kitchen, one good-sized double bedroom and a shower room. Externally, there is a well-maintained communal garden to the rear of the property and free on-street parking is available. The property features double glazing, gas central heating and has recently benefits from a full rewire. Included in the sale are the; oven, hob, hood and washing machine. Appliances included in the sale are sold as seen with no warranty provided.



**Hawthornvale,
Edinburgh,
Midlothian, EH6 4JW**



Approx. Gross Internal Area
440 Sq Ft - 40.88 Sq M
For identification only. Not to scale.
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Ground 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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