



2 Peacock Court, Newhaven, Edinburgh, EH6 4HZ

Rarely available and spacious two bedroom upper flat with residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

Nestled in the former old fishing village of Newhaven, 2 Peacock Court is a rarely available, charming main door and spacious two bedroom upper flat with residents parking. The property is moments from the picturesque Newhaven Harbour and a short walk to Granton Harbour. Situated in a peaceful courtyard off Newhaven Main Street, the location is superb with excellent local amenities, schools and public transport on the doorstep. Accessed via its own private main door to the rear, the property has been well maintained over the years by the current owner and would be a fantastic opportunity for first-time buyers / professionals, investment or pied-à-terre.

Entrance hall with WC and stairs leading to the bright and spacious accommodation above including a sitting / dining room overlooking the front of the property; fitted kitchen with wall & base units and appliances; two good-sized bedrooms both with excellent storage and a fresh shower room with electric shower.

ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen. Two bedrooms. Shower room. WC.

Gas central heating. Double glazing. Unallocated residents parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Peacock Court (off Newhaven Main Street) is situated in the heart of the popular residential area of Newhaven, neighbouring Trinity, The Shore and Leith, approximately 2 miles north-west of the city centre. Once a traditional fishing village, Newhaven retains its maritime charm while offering all the conveniences of modern city living. A 24hr Asda Supermarket in close proximity makes shopping easily accessible along with a selection of welcoming bars and excellent restaurants at the nearby Newhaven Harbour. The David Lloyds Gym and leisure centre is also close by. Ocean Terminal retail and leisure complex provides some high street shops, Vue cinema, gym, restaurants, and cafes. Victoria Park with its bowling and tennis courts are easily accessible as are the Royal Botanic Gardens and Inverleith Park. Pleasant walks and cycle routes can be enjoyed along the Water of Leith Walkway as well as Wardie Bay. The cosmopolitan Shore area, recognised for its unique waterfront and historic setting is also within short walking distance. The area is well served by public transport, with several bus routes and a tram terminal just across the road, providing swift access to the city centre and direct links to Edinburgh Airport. The City Bypass and major motorway networks are easily accessible. Catchment schools include Victoria Primary, Holy Cross RC Primary and Trinity Academy and St Thomas of Aquin's RC High School with private schooling available nearby.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances including dishwasher.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

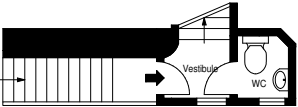
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**
The property has an Energy Rating Category **D**
Tenure Freehold

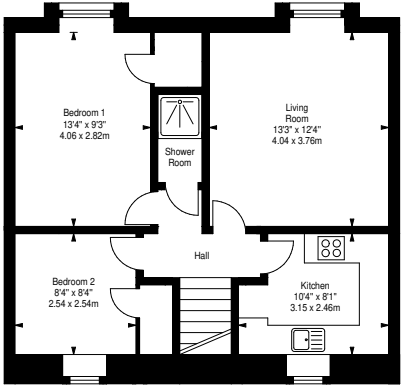


**2 Peacock Court,
Edinburgh,
Midlothian, EH6 4HZ**

Approx. Gross Internal Area
809 Sq Ft - 56.58 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor