



GARDEN STIRLING BURNET

7/2 SANDPIPER ROAD
NEWHAVEN, EDINBURGH, EH6 4TR



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COUNCIL
TAX BAND

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Located in the vibrant Newhaven area, this attractive city home is moments from local favourites such as The Old Chain Pier, Porto & Fi, and The Fish Market. Beautiful coastal walks and cycle routes are right on your doorstep, with easy access to Leith, The Shore, Stockbridge, and central Edinburgh by tram or bus. The flat lies on the first floor of a modern development boasting well-maintained shared gardens and secure underground parking. Its tasteful neutral interiors feature a principal suite with a shower room, a second bedroom, a bathroom, and ample storage. The social heart of the home offers contemporary open-plan living, enhanced by triple French windows fronted by flower balconies that provide lovely glimpses of the sea.

Secure communal stairs afford access to the flat, which opens into an airy, tile-floored hall. From here, you enter the living space, flooded with all-day sun and providing room for both comfortable seating and dining, open to the kitchen. A subtle decorative palette and stylish oak-style flooring perfectly complement a range of fitted white and wood-toned units. These are neatly integrated with a full suite of appliances, including a fridge freezer, dishwasher, washing machine, oven, and induction hob, offset by a stainless-steel splashback and a hood.

FEATURES

- Desirable setting close to the seafront and tram links
- Modern first-floor flat within an attractive development
- Secure entry system and communal stairs
- Airy entrance hall with storage
- Sunny living/dining room open to an integrated kitchen
- Principal bedroom with fitted storage and en-suite shower room
- Second versatile bedroom with fitted storage
- Bathroom with shower-over-bath
- Generous shared gardens
- Secure underground parking
- Gas central heating and double glazing





Benefiting from a peaceful rear position are the principal bedroom and a versatile single bedroom, ideal for a child, guests, or a home study. Each is comfortably carpeted and equipped with mirrored fitted wardrobes. The main bedroom enjoys an en-suite shower room, while the second bedroom features French windows with a Juliet balcony. Finally, a bathroom with a bath and overhead shower completes the accommodation, which is kept warm and efficient by gas central heating and full double glazing.

Outside, the development offers generous lawned gardens for shared enjoyment, plus ample residents' parking, including a secure underground area.

Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances.

Factor: Managed by James Gibb at approx. £400 per quarter.







Newhaven

Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multi-screen cinema, and a 24-hour gym. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area benefits from excellent public transport links, including the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

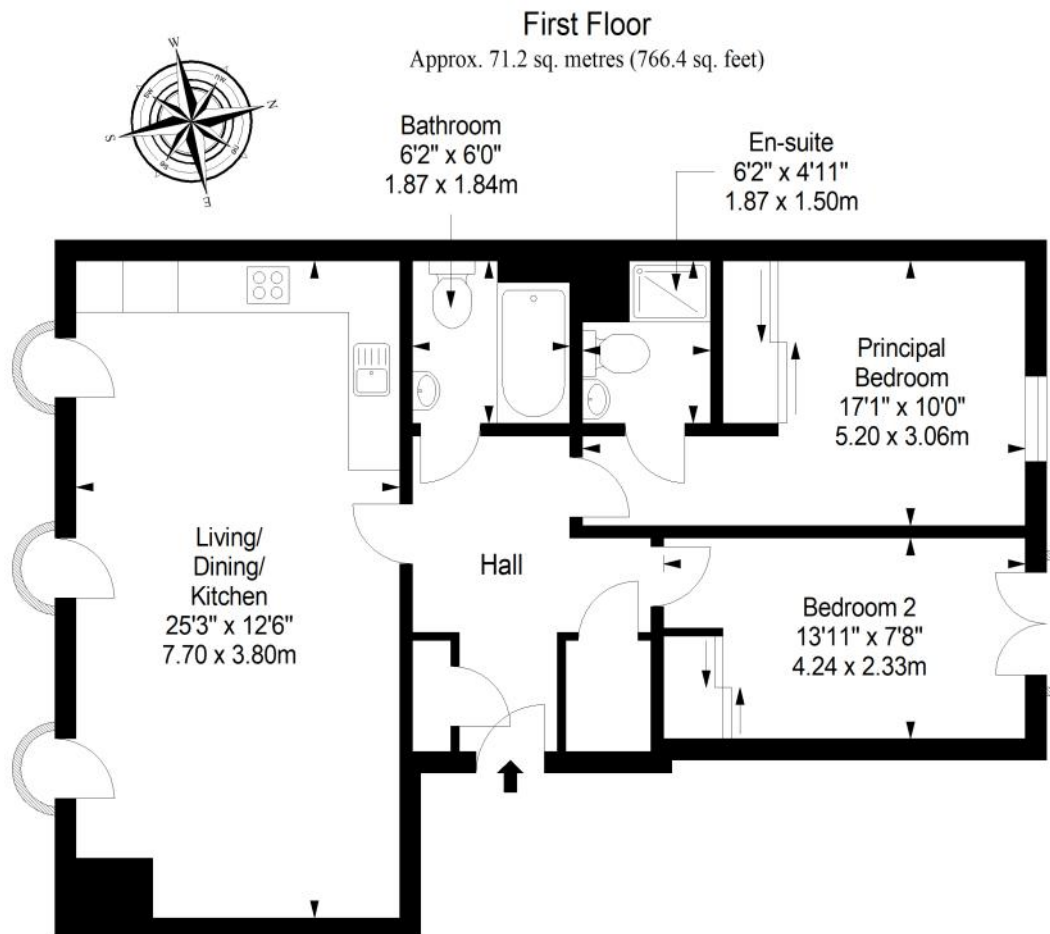


HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 71.2 sq. metres (766.4 sq. feet)