



12/5 Great Michael Rise
Edinburgh, EH6 4JB



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

The historic coastal district of Newhaven is located approximately 2 miles north of Edinburgh City Centre, nestled between Leith and Trinity. The nearby Shore offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex with a multi-screen cinema with plans for an exciting redevelopment. A 24 hour Asda supermarket is a short distance along with David Lloyd gym complex. Public transport is well served by regular bus routes and nearby tram stop providing links into and around the city .

DESCRIPTION

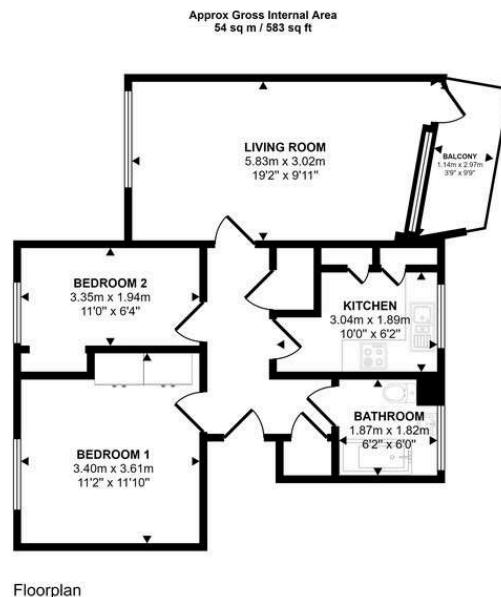
Great Michael Rise is a bright and well-proportioned top-floor flat with two bedrooms, ideal for first-time buyers or investors. Located in a popular residential area just off Newhaven Main Street, it offers excellent public transport options for quick and easy access to the City Centre and surrounding areas. Early viewing is highly recommended. The property comprises: welcoming hallway with two storage cupboards; a bright and spacious, dual-aspect living room with stunning views of the Firth of Forth and a rear balcony; kitchen with ample floor and wall-mounted storage units; generous double bedroom 1; double bedroom 2 and a fully tiled bathroom with a three-piece suite. Additional benefits include double glazing, electric heating, a large storage lockup, and ample on-street parking.

EPC RATING

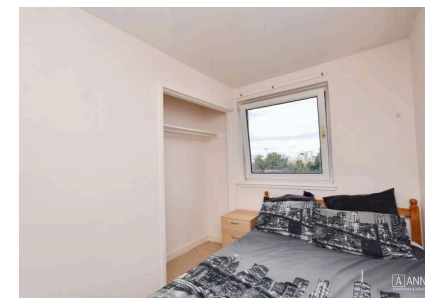
The energy efficiency rating for this property is band D

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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