



1/3 Hamburg Place
Edinburgh, EH6 6PD

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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

Newhaven is a popular residential area comprising a wide variety of property styles, situated to the North of Edinburgh city centre. Located nearby is the vibrant and cosmopolitan Shore which offers a superb range of bars, bistros and Michelin Star Restaurants. A vast selection of shops, restaurants and a cinema are also within easy reach at Ocean Terminal, along with a good choice of superstores in the surrounding areas including a 24 hour Asda at Newhaven and Morrisons at Ferry Road. Schooling in the area is very well served both by public and private schools from nursery to senior school level. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic Gardens and exercise undertaken at David Lloyd Fitness and Tennis Club. The A1, city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge heading North.

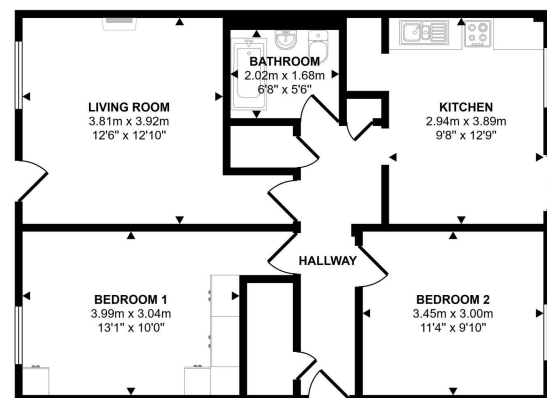
DESCRIPTION

1/3 Hamburg Place is a two double bedroom, ground floor flat, situated in the popular district of Newhaven. The property offers an excellent opportunity for first time buyers or buy to let investors. The accommodation, which can be entered via communal shared stairwell or directly via private front garden, comprises: welcoming entrance hall with three cupboards off; living room with access to enclosed front garden; dining kitchen with access to rear; double bedrooms 1 & 2 and bathroom with mains operated shower over bath. Further benefits include: gas central heating; resident permit parking; low maintenance, paved front garden; private section of rear garden; excellent local amenities including Ocean Terminal which is a short walk away; great transport links and nearby tram stop which offers easy access into the city centre.

The energy efficiency rating for this property is band C

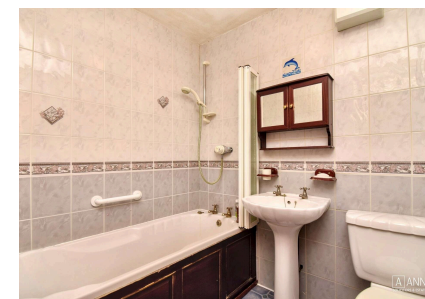
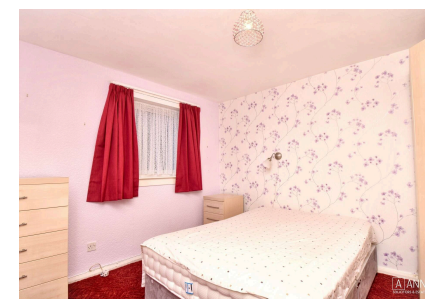
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

Approx Gross Internal Area
70 sq m / 750 sq ft



Floorplan

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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