










Offers Over
£130,000

255/1 Newhaven Road

Newhaven | Edinburgh | EH6 4LQ

A one bedroom ground floor flat forming part of a traditional tenement and situated in the popular residential district of Newhaven, close to excellent local amenities and transport links, including the Newhaven tram stop. Now in need of complete modernisation and renovation, the property offers excellent potential to create a home in a desirable location.

-  1 bedroom
-  1 public room
-  1 shower room
- Private cellar
-  Communal garden
-  On street parking
-  EPC rating – D
-  Council tax band – B



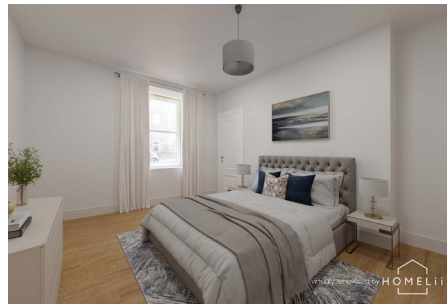
virtually renovated by **HOMELi**

Description

Accessed via a secure stairwell, the property comprises of hallway, open plan lounge/kitchen, good sized bedroom and shower room. There is also a large private cellar at basement level.

The property further benefits from gas central heating (with a new boiler having been fitted in 2024) and double glazing.

This property has been subject to virtual renovation to show the effect of a makeover. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings will be included in the sale along with the washing machine and tumble dryer.

Gardens and Parking

There is a communal garden to the rear of the tenement and unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





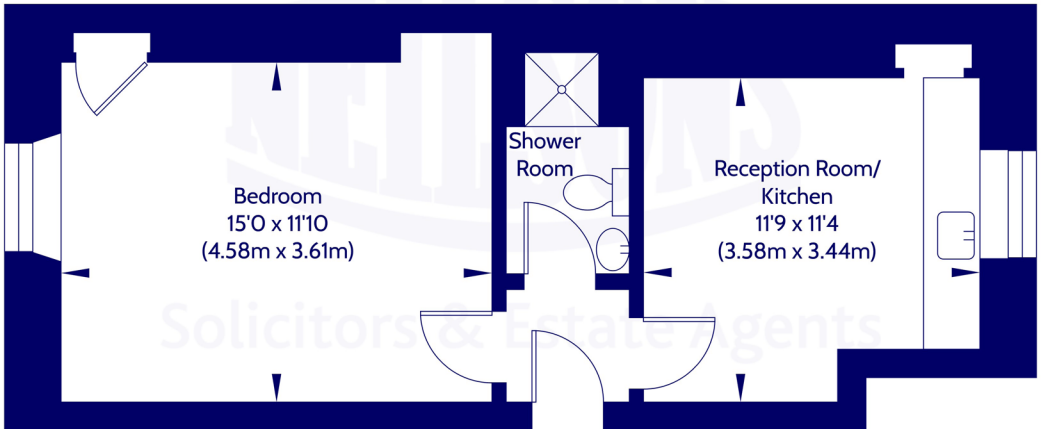
Location

The historic district of Newhaven is situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd gym is also a short walk away. Regular bus services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road). A convenient tram link can be found nearby allowing access across the city.



Approx. Gross Internal Floor Area 35.06 Sq M / 377 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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