



Solicitors & Estate Agents










Offers Over

£235,000

7/4 Newhaven Place

Newhaven | Edinburgh | EH6 4TW

Enviably located close to the picturesque Newhaven Harbour, this superb two bedroom first floor flat forms part of a smart modern development with residents parking and landscaped grounds. It is conveniently placed a short walk from the tram network and excellent amenities making an ideal purchase for first-time buyers, young couples and professionals.

-  2 beds
-  1 public
-  2 bathrooms
-  Communal gardens
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property briefly comprises of: welcoming entrance hallway with handy storage provisions, bright and airy lounge/diner with a pleasant outlook, fully-fitted kitchen/diner with a range of integrated white goods and tiling in splash areas whilst being styled with light coloured units and a contrasting dark worktop, large principal double bedroom with integrated wardrobes with sliding mirrored doors, partially-tiled and paneled en-suite shower room with a single cubicle, second good sized double bedroom with more integrated wardrobes with sliding mirrored doors, and a modern main shower room with a walk-in shower, wall-to-wall mirror and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £70 per calendar month.



Extras

Selected fixtures and fittings, including; induction hob, oven and extractor hood, dishwasher, fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by well-maintained communal gardens for residents to enjoy and for the car owner, there is free residents permit parking within the development car park.

Viewing

By appointment through Neilsons 0131 625 2222.





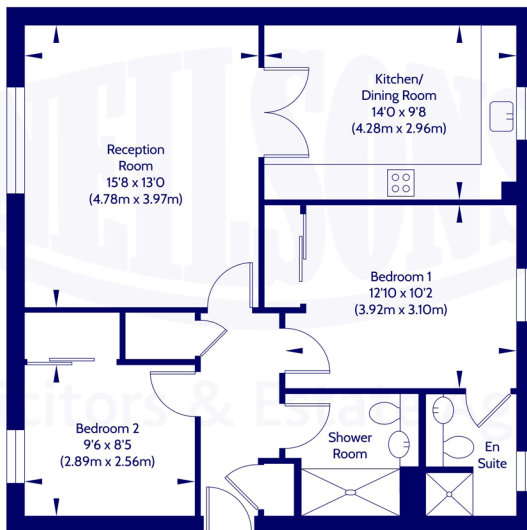
Location

Newhaven lies to the north of Edinburgh city centre on the shore of the Firth of Forth. Once a thriving fishing village, this picturesque district is now a popular neighbourhood with excellent local amenities and superb transport links by tram or bus to the city centre, airport and surrounding areas. Just moment's walk from the harbour, this superb property is conveniently placed for an array of amenities including David Lloyd Leisure Centre and Asda supermarket. Close by, the Ocean Terminal offers high street named shops, restaurants and a multi-screen cinema, with further investment and development passed by the council planning department this year. The popular restaurants at Newhaven Harbour offer everything from take away to fine dining with a selection of highly regarded coffee shops and cafes also available within easy walking distance. Local schools are available from nursery to secondary level within easy walking distance.



Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

First 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

