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Offers Over

£175,000

13/1 Hawthornvale

Newhaven | Edinburgh | EH6 4JQ

Set within a traditional tenement in the popular Hawthornvale area, this charming one-bedroom first-floor flat offers an ideal home for first-time buyers or professionals seeking a characterful property in move-in condition. Blending classic period features with modern comfort, it provides an attractive balance of style, convenience, and location.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The property is accessed via a secure entry system into a well-kept communal stair. Inside, a welcoming hallway leads to a bright reception room featuring a beautiful fireplace and generous built-in storage cupboards, creating a comfortable and inviting living space. The internal kitchen is well-equipped with a gas hob, oven, fridge/freezer, and washing machine, while the double bedroom offers comfortable, well-proportioned accommodation. Completing the accommodation is a modern shower room fitted with a mains shower, offering practicality and ease of maintenance. The flat further benefits from gas central heating with a new boiler installed in 2021, and double glazing throughout.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents enjoy on-street parking and access to a well-maintained communal rear garden, complete with a private storage box, ideal for outdoor essentials.

Viewing

Please contact Neilsons on 0131 625 2222.



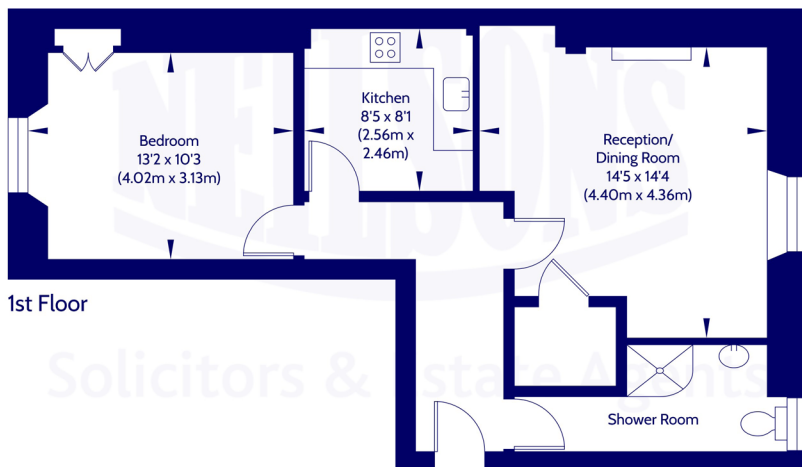


Location

Nestled on the scenic Firth of Forth coastline, Newhaven is a charming waterfront district in Edinburgh renowned for its maritime heritage, vibrant community, and stunning sea views. Once a traditional fishing village, Newhaven retains its historic character while offering excellent modern amenities. The area is home to the iconic Newhaven Harbour, the much-loved Fishmarket restaurant, and the recently revitalised Victoria Primary School building, now a community hub. Just a short stroll away is Ocean Terminal, featuring shops, dining, and the Royal Yacht Britannia – one of Edinburgh's top attractions. With easy access to green spaces like Starbank Park and excellent public transport links to the city centre, Newhaven offers the perfect blend of coastal charm and urban convenience, making it a highly desirable place to live.



Approx. Gross Internal Floor Area 53 Sq M / 575 Sq Ft.



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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