



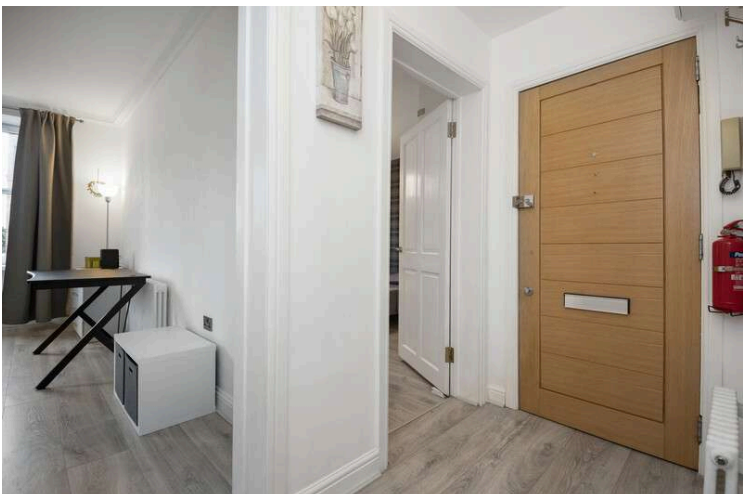
5 1f2, Newhaven Main Street, Edinburgh, EH6 4LJ

www.mcdougallmcqueen.co.uk



Welcome to Newhaven Main Street, this charming one bedroom first floor flat forms part of a traditional tenement building offering well-proportioned accommodation. The property is ideally located minutes from Newhaven Harbour close to an abundance of local amenities and swift transport links. The property would be suited to the first time buyer or equally an ideal investment opportunity. Presented to the market in excellent order throughout. We would recommend an early viewing.

- Reception hallway.
- Front facing living room boasting two windows offering lots of natural daylight, open shelved press.
- Dining kitchen equipped with a range of wall and base units with white goods included, pantry style cupboard.
- Good sized double bedroom front facing with built in wardrobes and sound proofing.
- Bathroom comprising WC, wash hand basin, vanity storage, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazed throughout.
- Shared garden area to the rear.
- Unrestricted on street parking.



Location

Newhaven is located in the northwest part of Edinburgh. The location of Newhaven provides the flat with scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge. Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven. Well-connected to the city of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.

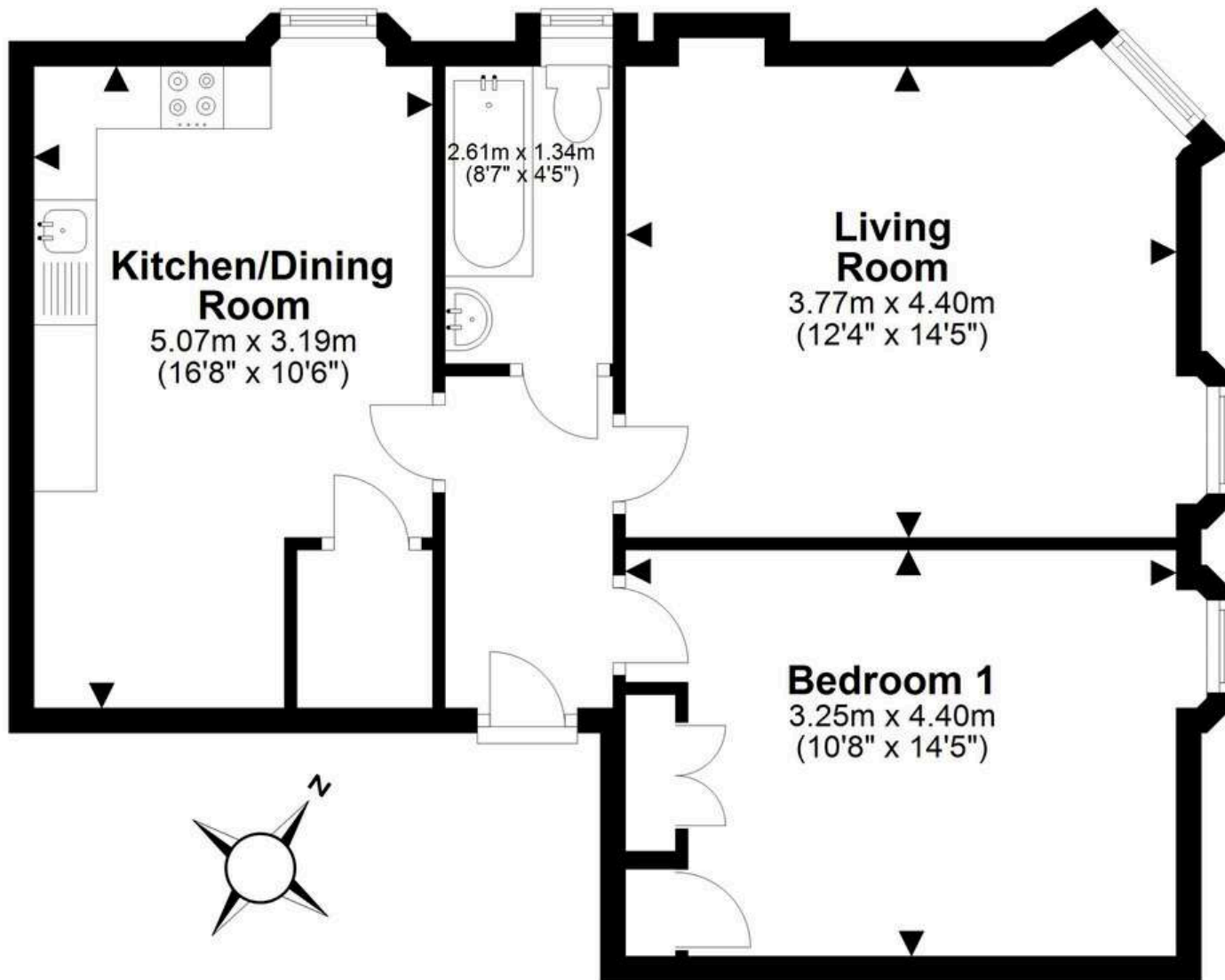
Extras

Included in the sale are the white goods in the kitchen, curtains & blinds where fitted and all fixtures & fittings.

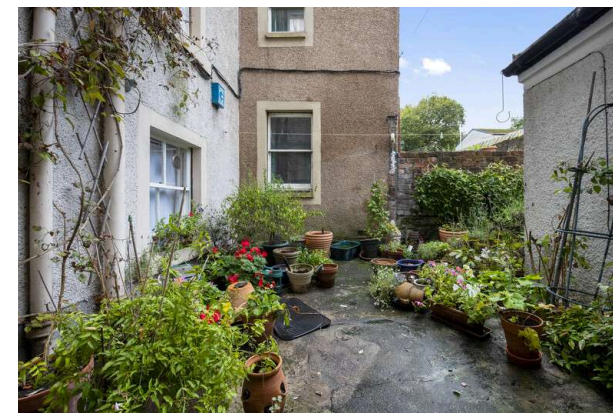
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

