



202 Newhaven Road, Trinity, Edinburgh, EH6 4QE



Welcome

Welcome to 202 Newhaven Road. At approximately 334m² this magnificent Georgian C Listed property dates from 1825 and still retains many period features. The property has been in the same family for over three generations and offers a fantastic opportunity for anyone wishing a restoration project. Situated over 4 levels and set within extensive garden grounds, a property with this potential won't come along often, we therefore recommend early viewing.

- An extremely attractive frontage with lovely gardens to the front giving curb appeal and off street parking.
- Basement level has four rooms which lend themselves to a variety of uses such as bedrooms or studios and gives access to the rear garden areas.
- Ground floor has a grand entrance vestibule area leading to the hallway, sitting room, two bedrooms and bathroom.
- First floor comprises a large lounge with twin window formation, kitchen/dining room, large bathroom and a further bedroom.
- Second floor has two sizeable bedrooms with combed ceilings and a large walk in wardrobe/boxroom.
- There is a garage which runs the length of the building with an upper level making an ideal workshop area.
- Extensive mature garden grounds to the rear.
- Gas central heating





Trinity

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 3 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostelrys and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi- screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront. The

Extras

Included in the sale will be window coverings, light fittings and greenhouse.

Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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