



Offers over £173,000

15/6 Newhaven Main Street, Newhaven, Edinburgh, EH6 4NA



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Spacious Second Floor Flat in Harbourside Location

A bright and spacious, two-bedroom, second floor flat set in a well-maintained block on tranquil Newhaven Main Street, overlooking the Firth of Forth. The property further benefits from a sunny south-facing balcony and neutral decor.

Accommodation

Entrance Hall with Three Large Storage Cupboards, Sunny Sitting Room Opening onto Private Balcony, Fitted Kitchen with Dining Space, Two Double Bedrooms, Shower Room, Double Glazing Throughout, Gas Boiler with Hot Air Vent Heating

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Livingroom	14'7" x 11'10" (4.47 x 3.63)
Kitchen	15'10" x 6'11" (4.83 x 2.11)
Bedroom 1	12'0" x 10'2" (3.66 x 3.10)
Bedroom 2	11'10" x 10'0" (3.63 x 3.05)



LOCATION

Newhaven Main Street is a quiet, cobbled street, directly opposite bustling Newhaven Harbour with its stylish bars and restaurants. It's convenient positioning is also mere moments from the cafes, shops and leisure facilities at Ocean Terminal Shopping Centre as well as the trendy bars and nightlife of The Shore in Leith. There are several local supermarkets within easy reach and for those seeking some peace and quiet in the city, the beautiful open spaces of Victoria Park are just along Craighall Road. The nearby North Edinburgh Cycle Network, an array of tree-lined paths for the cyclist/walker, offers traffic free routes throughout North Edinburgh and across to The Water of Leith Walkway. Travelling to the City Centre is made particularly easy with the Newhaven Tram Terminus only a short walk away, and a regular bus service running directly from Craighall Road. For the motorist, excellent road links provide easy access to the City Bypass, Edinburgh

EXTRAS

White Goods included in Sale

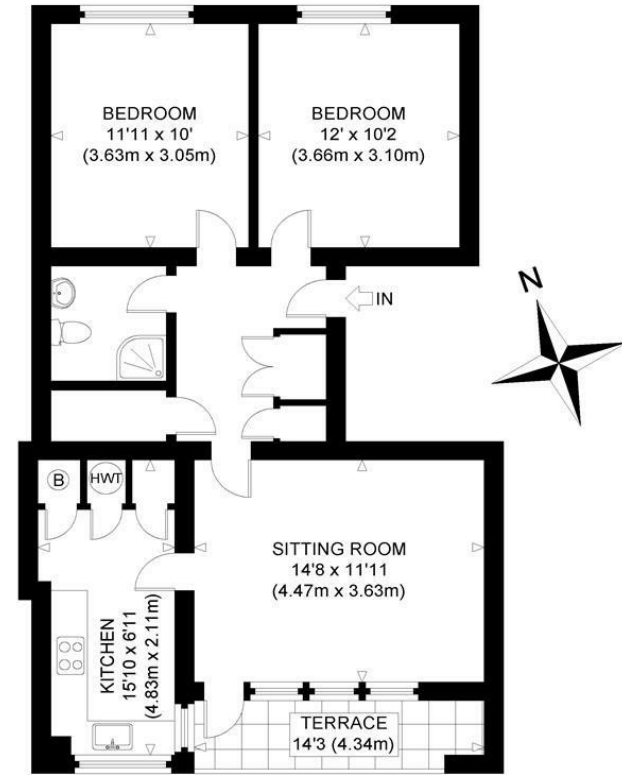
EPC RATING

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VIEWING

By appointment please telephone 0131 253 2986.





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 697 SQ FT / 64.8 SQ M

NEWHAVEN MAIN STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 697 SQ FT / 64.8 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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HM Harper
Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.