



Spacious, and offering excellent potential

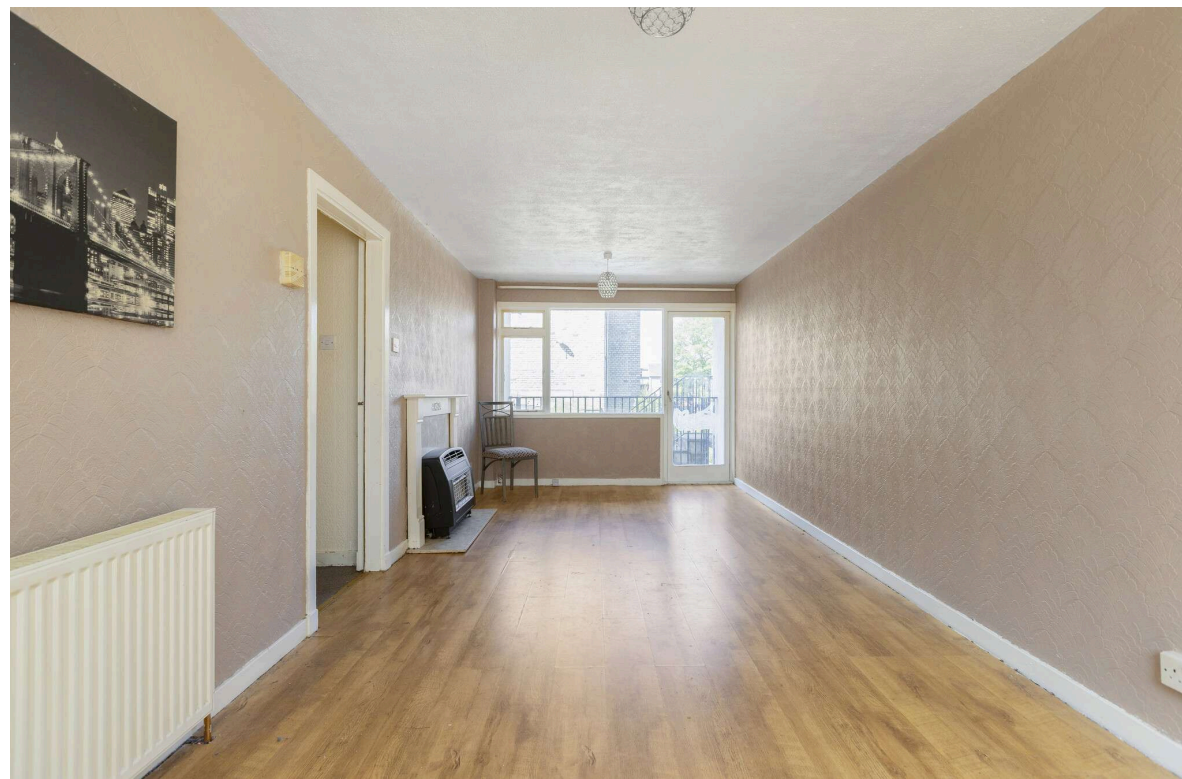
Two-bedroom, lower, main door flat



This spacious, two-bedroom, lower, main door flat has a fantastic location in the popular Newhaven area of Edinburgh, a stone's throw from Newhaven Harbour, local shops, the tram and Ocean Terminal. Now in need of modernisation throughout, this offers a great opportunity to add your own stamp to a property. The accommodation is generous, with a hallway, with storage, a large dining lounge, with double aspect windows, a gas fire and access to the sunny balcony. The kitchen has a range of units, two storage cupboards and houses the boiler. There are two bedrooms, both with storage, and a box room, with a window, ideal as a home office or nursery, and a family bathroom. The property is accessed to the side of the building and has a private area of ground, which comprises; a patio and a small lawn. There is also a shared drying area and also a shared internal drying room, accessed on ground level. There is ample on-street parking.

Key Features

- Hall
- Dining lounge
- Kitchen
- Two bedrooms
- Box room/home office
- Bathroom
- Single glazing
- Gas central heating
- Balcony
- Private garden area
- Shared drying area
- Shared internal drying room
- On-street parking



Newhaven

Newhaven sits on the banks of the Firth of Forth and is approximately two miles to the north of Edinburgh City Centre. There are a variety of bistros, restaurants and local shops on hand including a 24-hour Asda superstore, with a wider choice available in the fashionable Shore district, which is within easy walking distance and boasts a fantastic range of world class restaurants and popular bars. The outdoor enthusiast can enjoy pleasant walks along to Cramond beach and the Water of Leith and the nearby cycle path network provides an excellent off-road route to many parts of the City.



Extras

All light fittings and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£190,000

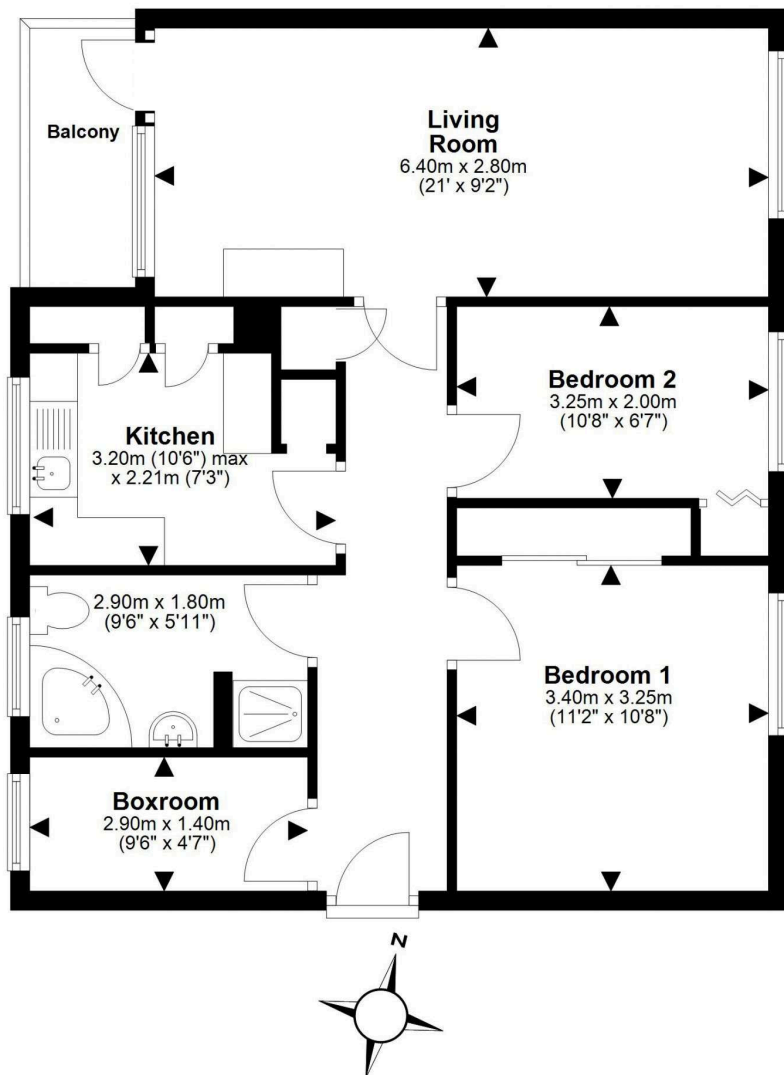
EPC Rating

C

Tenure

Freehold





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.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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