



Attractive

Two bedroom, second floor flat



This sunny and bright, two-bedroom, second floor flat has a fantastic location on a quiet residential street, edged by the Water of Leith walkway/cycle path, giving off road access to many parts of the city. Situated in the popular Newhaven area of Edinburgh, the flat is close to excellent local amenities, the tram, Newhaven Harbour and Ocean Terminal. The flat is very well presented throughout and the accommodation consists of a communal entrance stair, a hallway with storage and a ceiling airer, a lovely, light-filled dining lounge with twin windows, with a leafy outlook and views to Edinburgh Castle, beautiful decorative cornicing, an Edinburgh Press and hard flooring. The kitchen has been nicely done, with modern fitted units, appliances, smart worktop and tiled splashback. There are two good sized double bedrooms, both to the rear of the property, enjoying summer sunsets, one with a cupboard, and a family bathroom, with a bath and overhead shower and nice tiling. There is a well-kept communal garden to the rear of the building and unrestricted parking to the front.



Key Features

Communal entrance

Hall

Dining lounge

Kitchen

Two double bedrooms

Bathroom

Period features

Gas central heating

Double glazing

Communal garden

On-street parking

Factoring by Trinity Factors - Approx. £39 per month for the maintenance of common areas.



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 fantastic 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 fitted floor coverings, blinds, light fittings, oven, hob, fridge freezer 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

D

Home Report Valuation

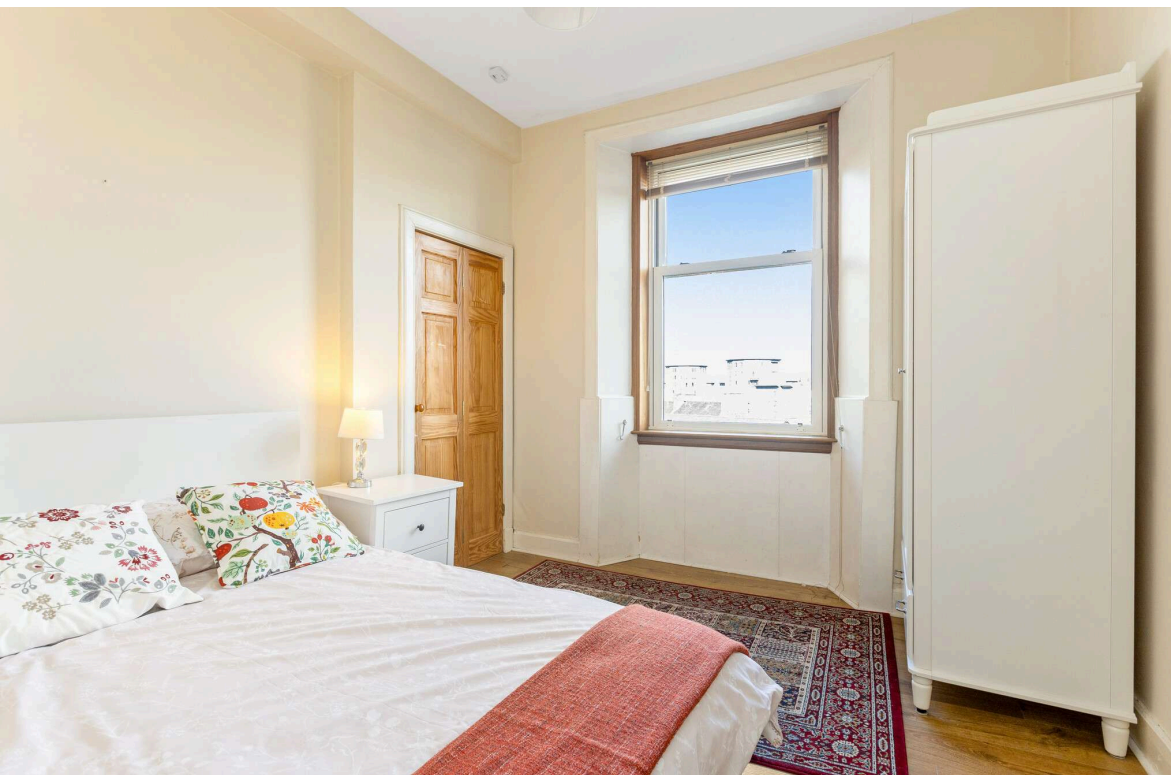
£230,000

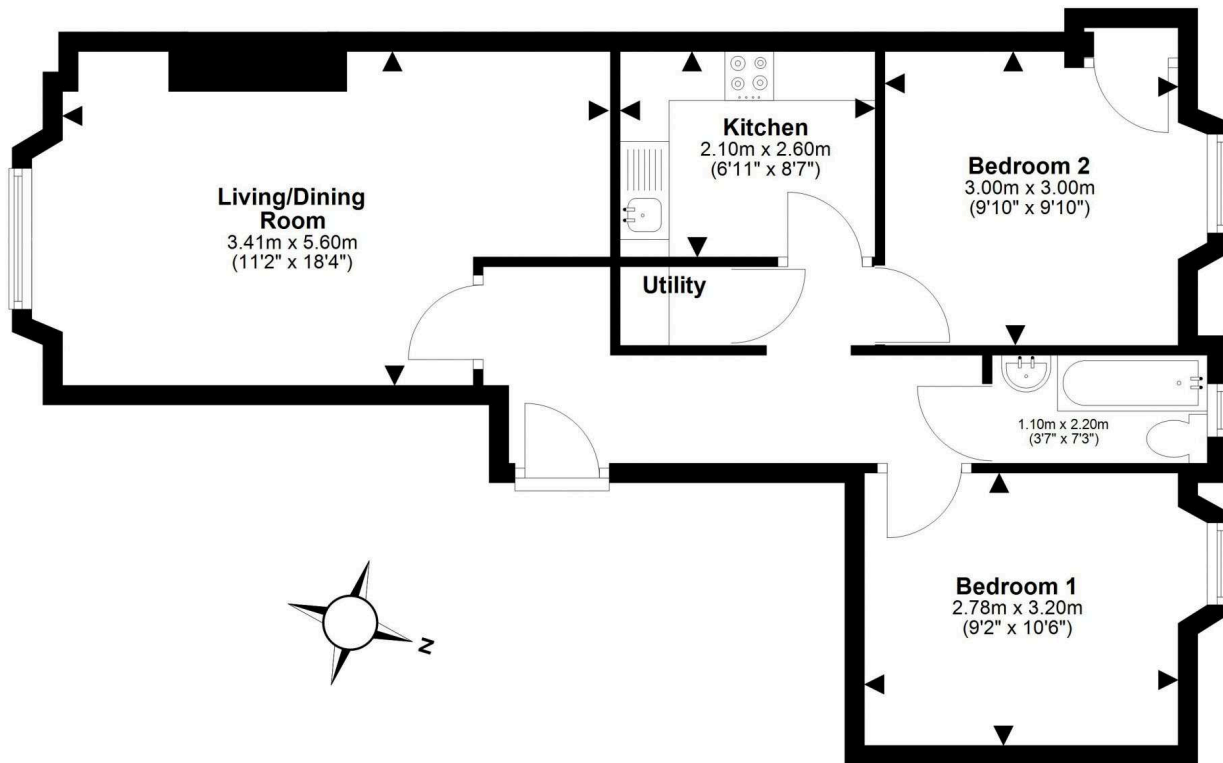
EPC Rating

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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