



Beautifully presented, with stunning views

Three-bedroom, first floor flat



This bright and spacious, three-bedroom, first floor flat has been beautifully presented by the current owners. With stunning views to Leith's bustling Port and as far as the Shore it has a fantastic location in Edinburgh's Newhaven area, a stone's throw from the tram, bus routes, Ocean Terminal, the Shore and Newhaven harbour. Offering buyers a property in walk-in condition this property would suit a family, investors or those looking for a lock-up-and-go second home. The open plan kitchen/dining/living room is particularly attractive, with very smart units, appliances, a pantry cupboard, breakfast bar, plenty of space for a table and chairs as well as seating, to relax and enjoy the views. The master bedroom has built-in wardrobes, is east facing and has an ensuite shower room. There is a second double bedroom and a single bedroom, both with built-in wardrobes and views to the Port. There is also a family bathroom with extremely nice tiling, a bath with rainfall shower and a vanity unit. There is secure residents parking at basement level.

Key Features

- Communal entrance stair and lift
- Hallway with storage
- Open plan kitchen/dining/living room
- Master bedroom with ensuite
- Two further bedrooms
- Family bathroom
- Gas central heating and Hive system
- Double glazing
- Secure parking

Factored by Newton approx. £548 per quarter, includes maintenance of communal areas and buildings insurance

EWS1 - this property has an EWS1 certificate with a rating of A2



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, light fittings, oven, hob, fridge freezer, washing machine are included in the sale (no warranties given). The curtains, blinds, light shades not included in the sale.

Viewing

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

Council Tax Band

E

Home Report Valuation

£260,000

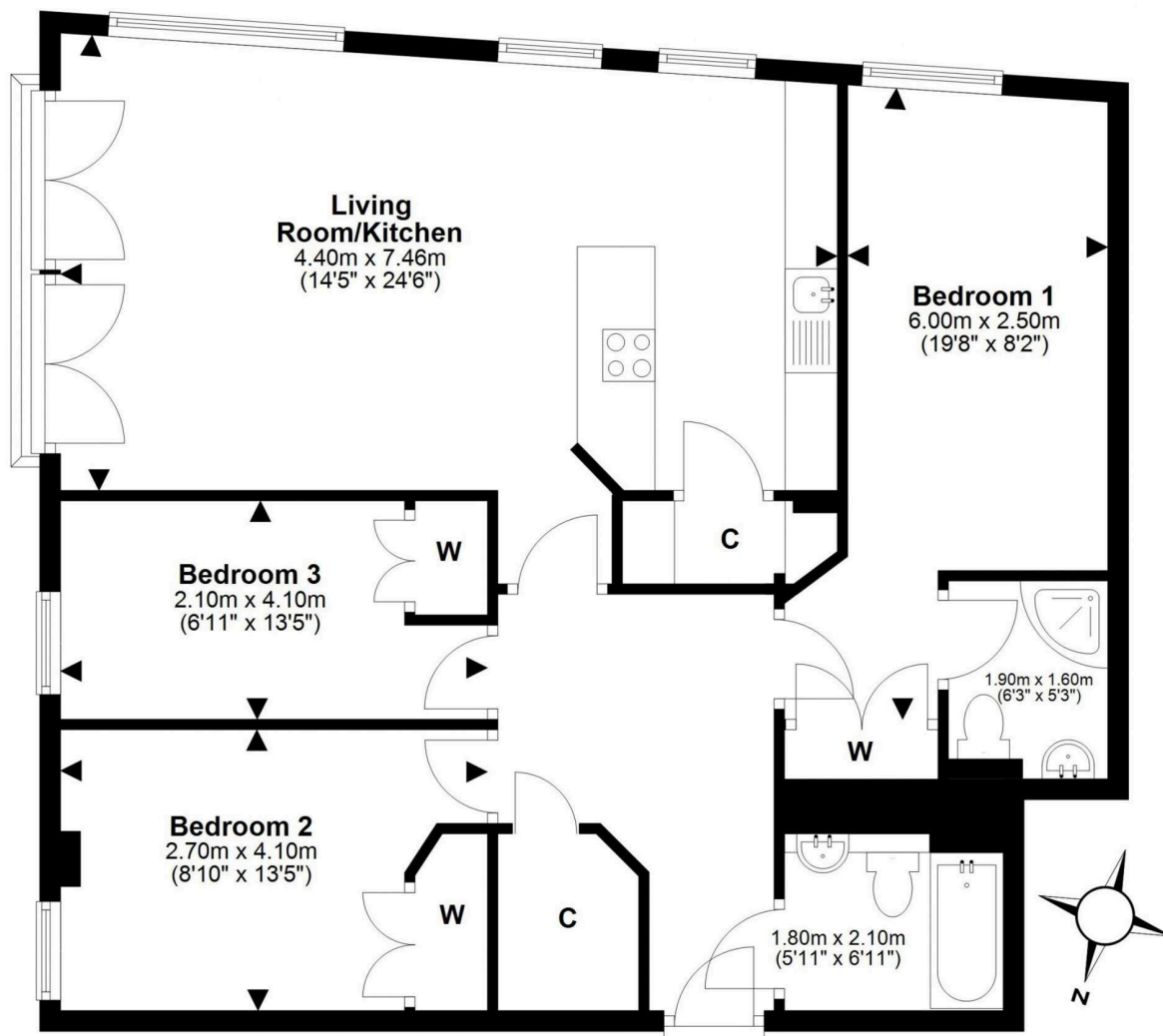
EPC Rating

C

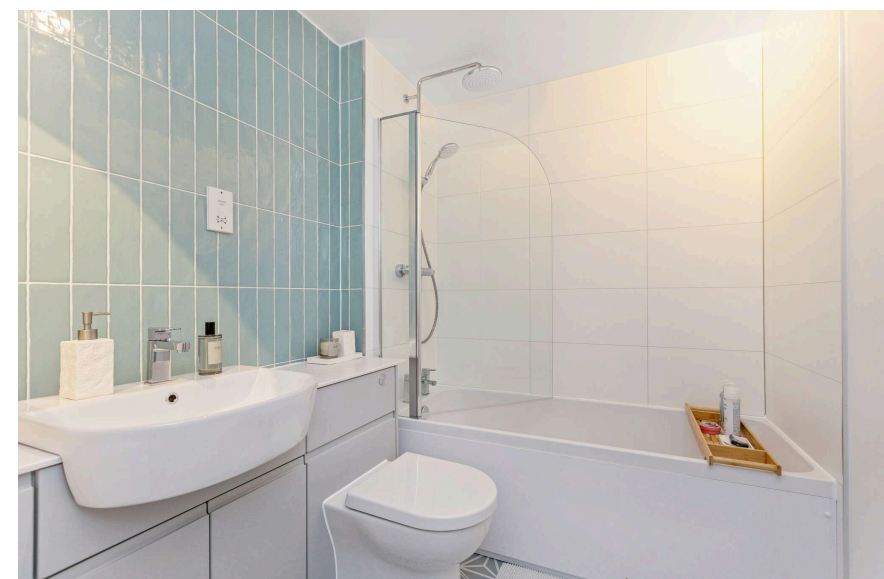
Tenure

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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