



Newhaven

112 Lindsay Road
EH6 4TU



Maindoor Flat

FIXED PRICE £230,000

- Entrance hallway with built in storage
- Living room
- Dining kitchen
- Double bedroom with ensuite
- Single bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal grounds
- Resident permit parking (2 permits allocated per flat)
- Excellent transport links including

Tram to Edinburgh International Airport



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





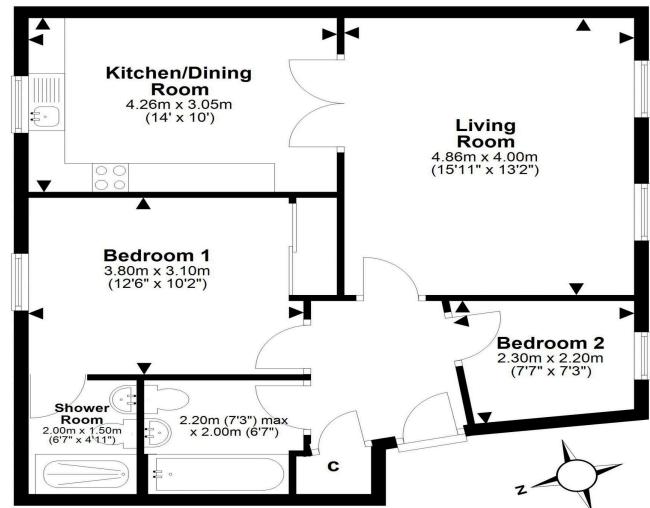




Viewing is highly recommended of this 2-bed main door flat situated within the highly regarded Newhaven area to the North of the City Centre. The trendy cosmopolitan area of The Shore is close by and offers a selection of restaurants, bars and bistros. In addition to this the Ocean Terminal Shopping Centre also offers further dining facilities and a selection of stores, multi-screen cinema and gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The flat is accessed via a private main door which opens to an entrance hallway with a handy built-in cupboard. The front facing and well-proportioned living room has twin windows, an electric powered fireplace, and double doors which lead to the kitchen. The dining kitchen is situated to the rear of the property and enjoys a tiled floor, plentiful base and wall units, and several integrated appliances including a double oven, electric hob, fridge freezer, and a washing machine. A double bedroom is found to the rear and has a mirrored built in wardrobe and ensuite off. The ensuite has a tiled floor, WC with hidden cistern, wash hand basin within a vanity unit and an electric powered shower unit. A single bedroom is found to the front of the property and would also make an ideal home office.

Completing the accommodation is a bathroom with tiled floor, WC with hidden cistern, a wash hand basin within a vanity unit and a bath with a shower head attachment.



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.

Additional benefits include gas central heating, double glazing, communal grounds, and resident parking at the rear of the development. Each flat is given 2 permits through the factor, and these are included as part of the factor fee.

Factor: Ross and Liddell - 6 Clifton Terrace, Edinburgh, EH12 5DR Approx charges per month - £60

EXTRAS

The white goods, curtains/blinds, carpets, and light fittings to be included in the sale.

OFFERS

Fixed Price £230,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321. Fax: 0131 553 5319. DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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