



17 Hawthornvale  
Newhaven, Edinburgh, EH6 4JQ



This plot of land offers a unique opportunity for a bespoke self build in a highly desirable area of Edinburgh.

The plot is being sold with the benefit of full detailed planning permission and building warrant. With the internal floor area sitting generously at 148sqm it offers the purchaser to construct a striking contemporary two storey four bed roomed end terraced villa. The finished construction allows 4 spacious bedrooms on the ground floor with two of them with an en-suite and a family bathroom.

The first floor has been designed to offer a study/office or bedroom 5 following on to large open plan living, dining and kitchen area leading to a spacious outside terrace.

This desirable plot is strategically located close to a number of amenities in the Newhaven area and is only a few hundred meters from the recently completed Newhaven Tram Stop which allows easy travel to the Leith area and Edinburgh city centre and eventually on to Edinburgh Airport.



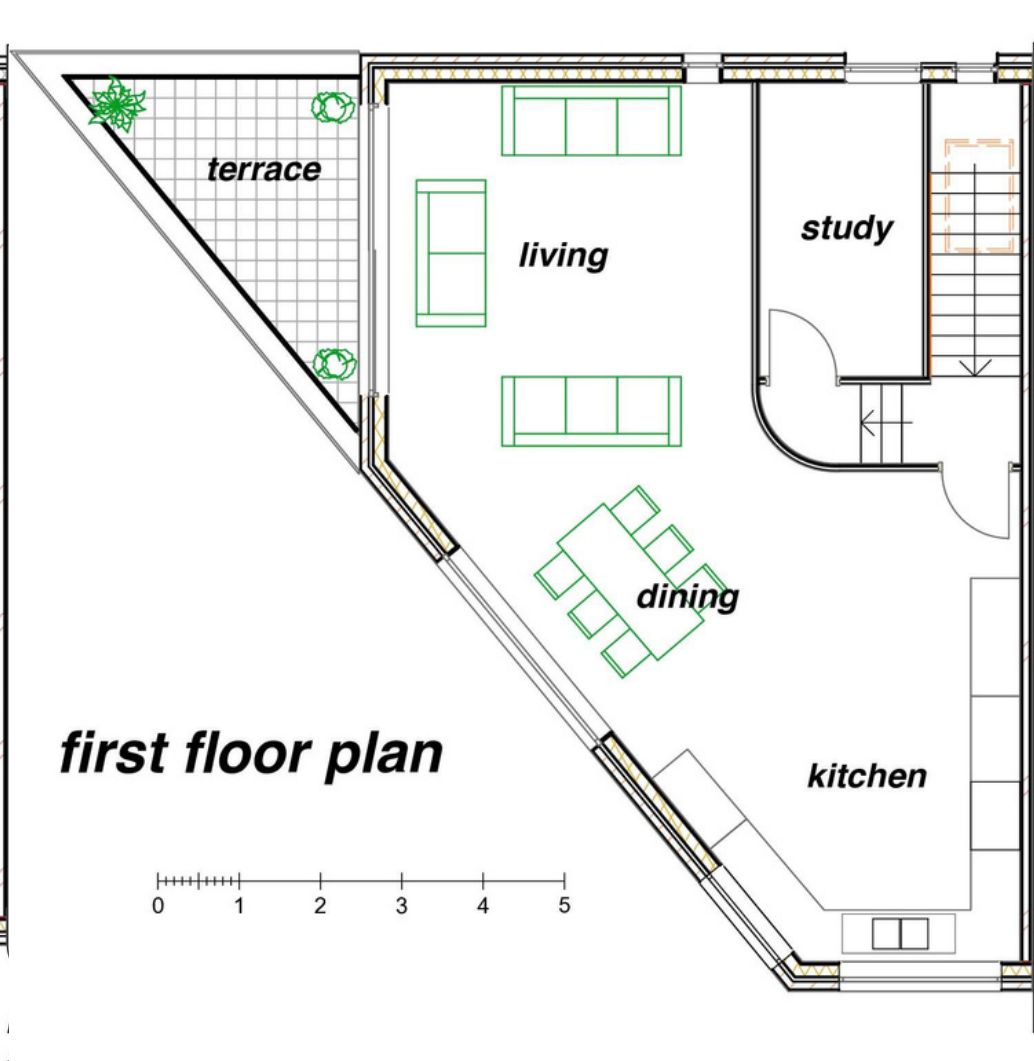
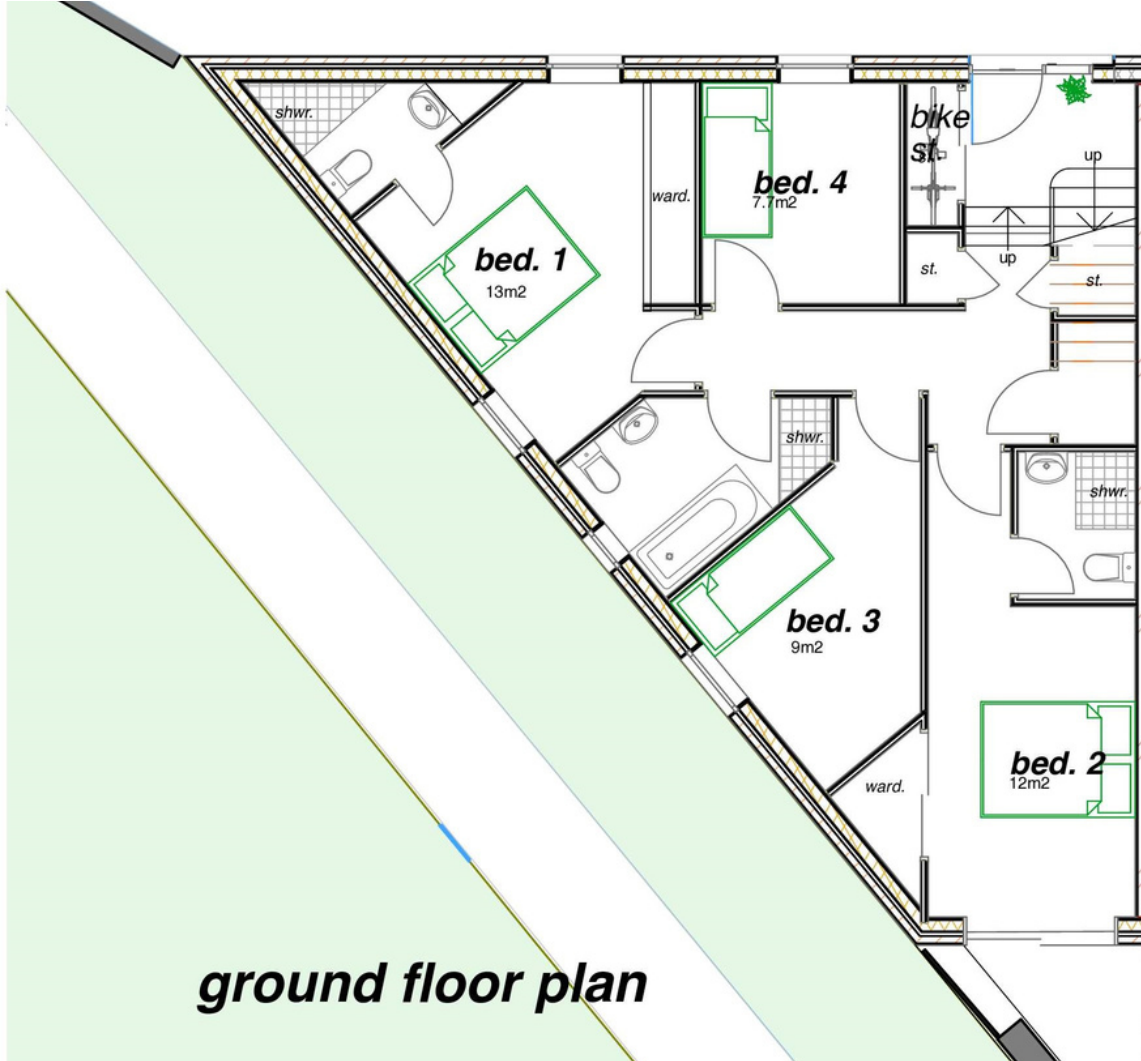
The foundations have been completed together with the underground drainage which has been checked and certified by an approved SNIPEFF Inspector.

With the building warrant in place it allows an immediate start to the project.

Planning Application number: 19/02643/FUL

For any further information or viewings please call VMH on 0131 622 2626





VMH SOLICITORS

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