



30 2F4 Hawthornvale

Newhaven, Edinburgh, EH6 4JN



VMH ESTATE AGENTS



1 bedroomed rear facing, 2nd floor flat in the Newhaven area, ideal for a first time buyer.

- Sitting room/kitchen
- Double bedroom
- W.C.
- Shower room
- Secure entryphone system
- Communal rear garden
- Close to local amenities & tram terminus
- Gas central heating & double glazing



Offers Over: £155,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

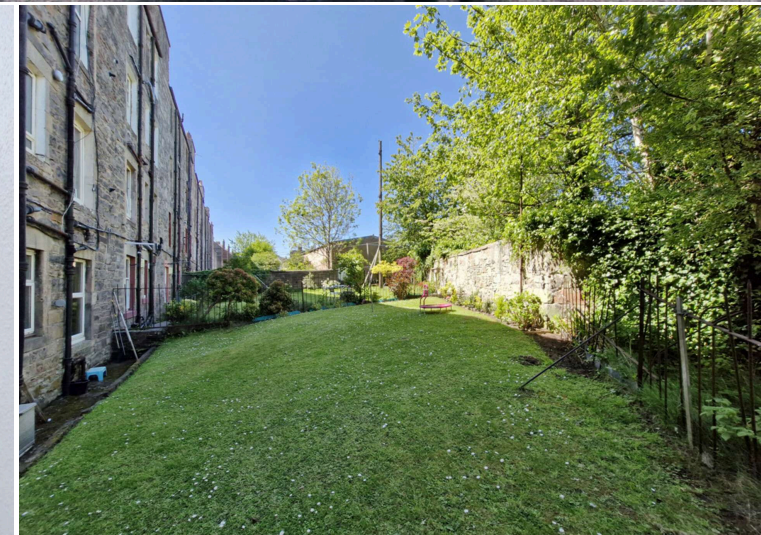
This 1 bedroomed rear facing, second floor flat offers the ideal opportunity for those looking for their 1st home in the Newhaven area.

The property offers bright and spacious accommodation throughout and is closely located to the Edinburgh Trams Newhaven Terminus allowing quick and easy access into the city Centre.

Further benefits include gas central heating, double glazing and a secure entryphone system.

Extras

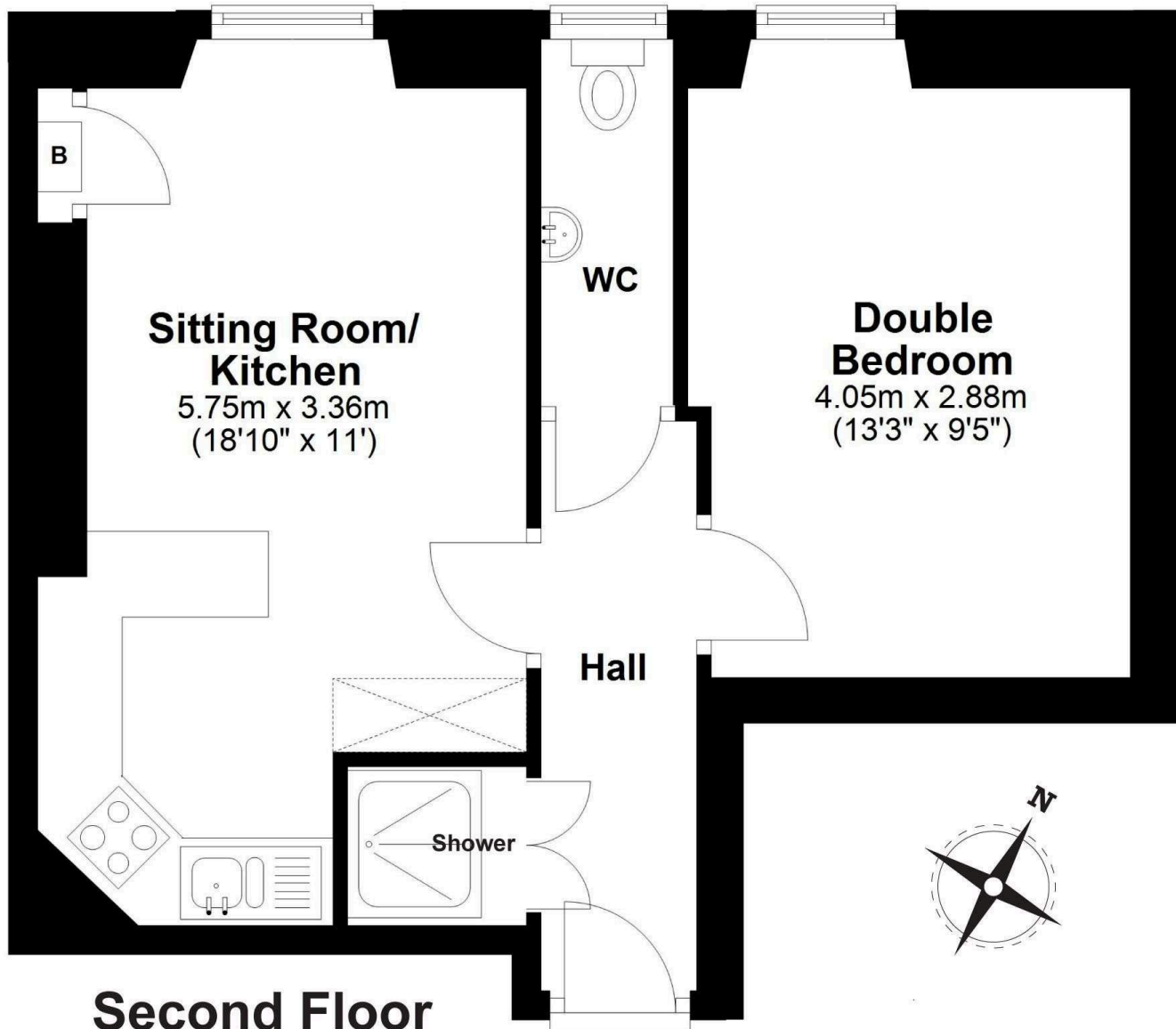
To include all fitted floor coverings, curtains, blinds, oven, hob, washing machine and fridge/freezer



30 (2F4) Hawthornvale, Edinburgh EH6 4JN

Total Area: 39.7 m² ... 427.0 ft²

All measurements are approximate and for display purposes only



Location

Newhaven is an established residential area North of the city centre. In addition to local amenities there is a 24hr Asda at Newhaven and a Morrisons supermarket on Ferry Road. Leisurely strolls can be enjoyed at the Hawthornvale Path, Victoria Park and Inverleith Park which adjoins the Royal Botanic gardens. The port of Leith is located approximately one mile away and is home to many fine waterside restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal as is the David Lloyd leisure club and gym.



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.