

# Flat 5, 16 Sandpiper Drive

NEWHAVEN, EDINBURGH, EH6 6QJ



*Highly impressive second-floor flat with private gardens in a sought-after modern development*



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McEwan Fraser Legal is delighted to present this highly impressive second-floor flat with private gardens in a sought-after modern development.

# THE KITCHEN/ LIVING ROOM



Internally the spacious accommodation is in excellent order throughout and comprises; an entrance hall with a utility cupboard, and an open-plan living room leading to a fully fitted kitchen with integrated appliances.





There are two double bedrooms with the master bedroom benefitting from an en-suite shower room. The stylish three-piece bathroom completes the internal accommodation. The property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

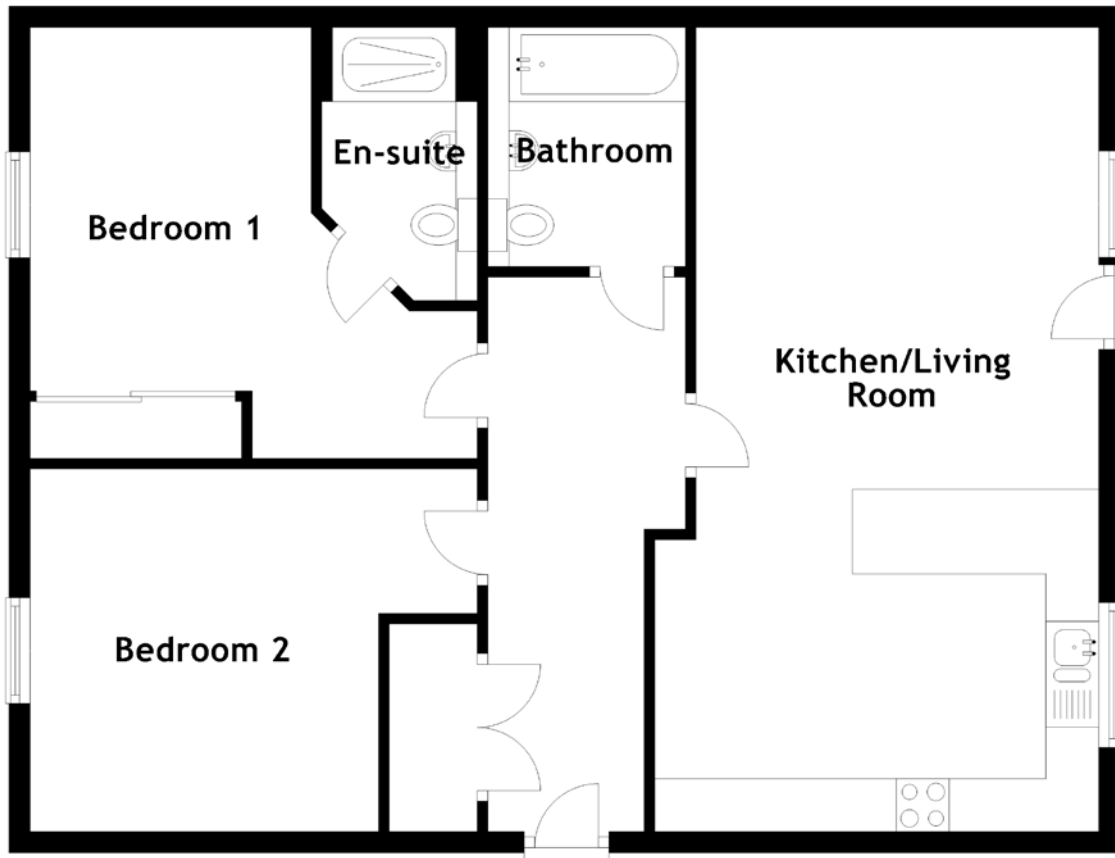


The property benefits from excellent views over the harbour and the Firth of Forth and has private gardens to the front and rear, well-kept communal grounds, parking, bike storage, a lift and the tram line is only 3 minutes from the property with links to the city centre and the airport.

# EXTERNALS & VIEWS



# FLOOR PLAN, DIMENSIONS & MAP

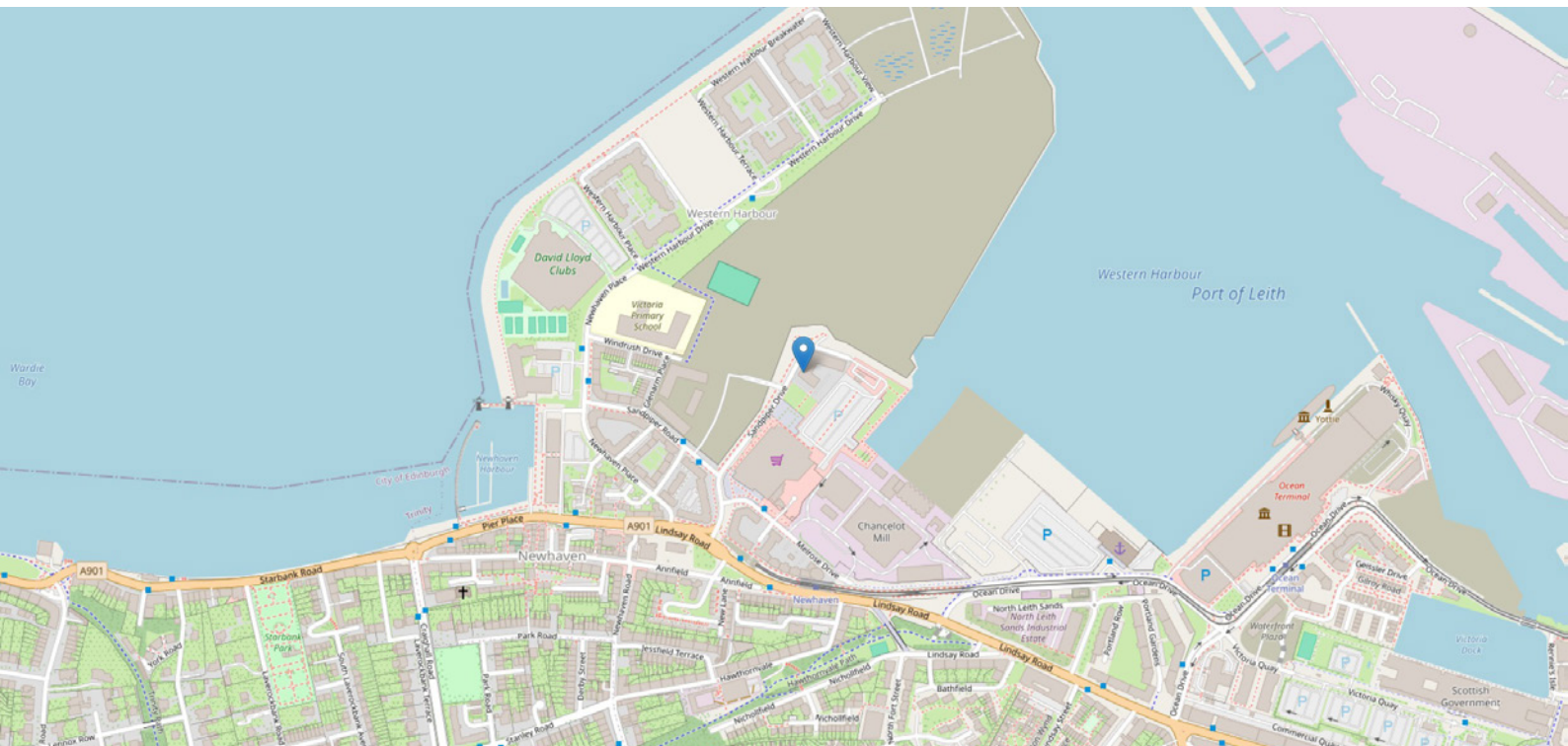


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 7.60m (24'11") x 4.20m (13'9")  
 Bedroom 1 4.23m (13'11") x 4.07m (13'4")  
 En-suite 2.58m (8'6") x 1.47m (4'10")

Bedroom 2 4.23m (13'11") x 3.43m (11'3")  
 Bathroom 2.26m (7'5") x 1.87m (6'2")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
 EPC Rating: B





# THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





A few moments away, Leith waterfront provides a host of café's, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The tram line is only 3 minutes from the property with links to the city centre and the airport. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.



  
**McEwan Fraser Legal**

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**Part  
Exchange  
Available**



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