

Flat 7, 1 Sandpiper Road

NEWHAVEN, EDINBURGH, EH6 4TR



*A BEAUTIFULLY PRESENTED MODERN APARTMENT, SET
WITHIN THE SOUGHT-AFTER NEWHAVEN DISTRICT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An excellent opportunity has arisen to acquire this beautifully presented two-bedroom apartment, forming part of a modern residential development in the highly desirable Newhaven area of Edinburgh, close to the Shore. Internally, the property is finished to a high standard throughout and is offered to the market in true move-in condition. Benefits include gas central heating, double glazing, a secure underground car park, a secure entry phone system, and a generous private loft space giving fantastic additional storage space.

The accommodation is centred around a bright and generously proportioned open plan living and kitchen space, which provides an ideal setting for both everyday living and entertaining. The contemporary kitchen is well-appointed and benefits from ample base and wall-mounted storage.

The Property





The principal bedroom is of excellent proportions and features integrated wardrobe storage along with French doors opening to a Juliet balcony. The second bedroom is also well-sized and offers flexibility for use as a guest bedroom, home office, or fitness space. A stylish modern bathroom with a three-piece suite completes the internal accommodation.

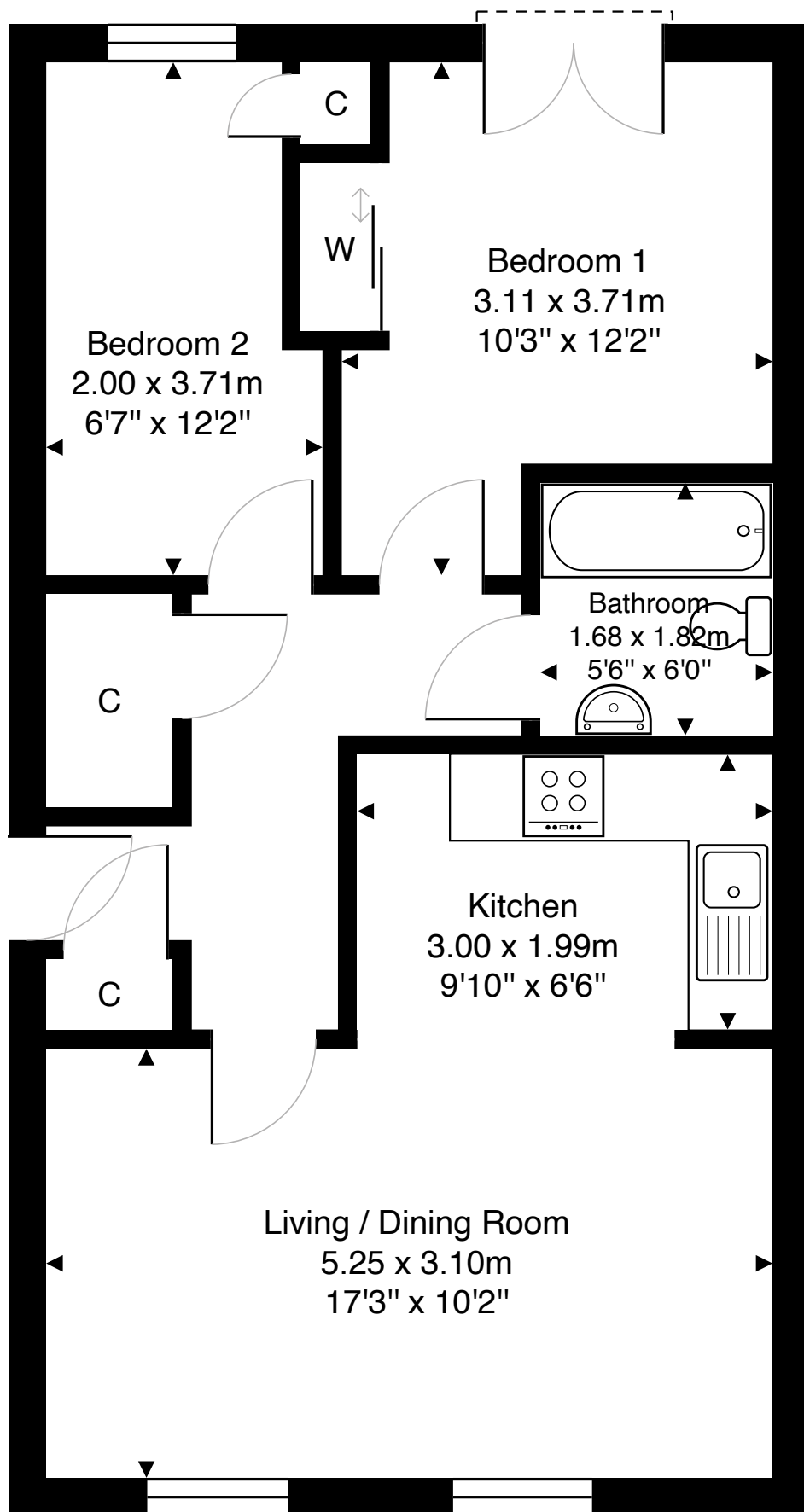




Bedroom 2





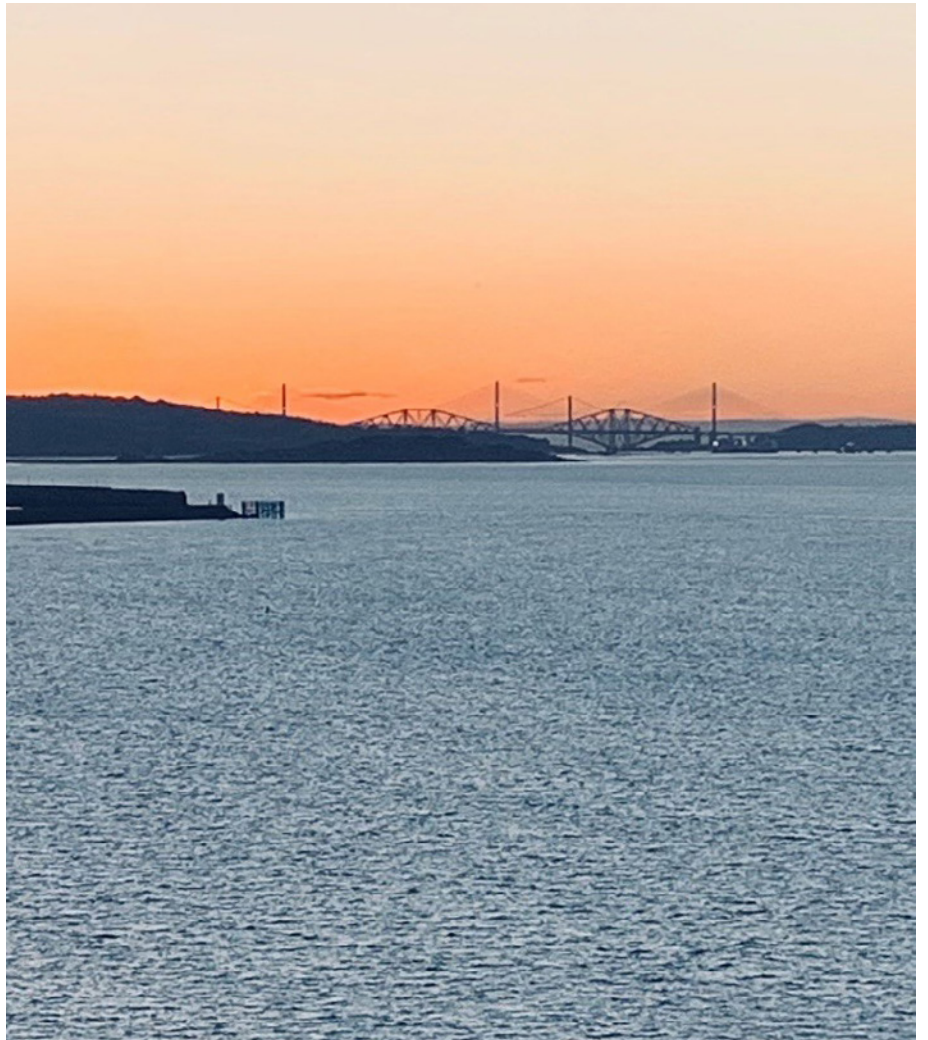
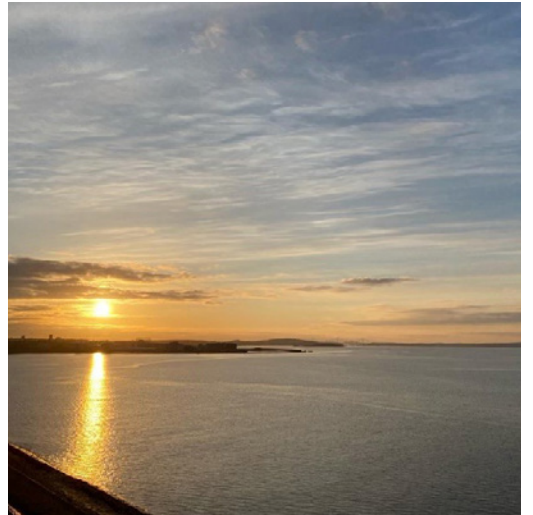


Gross internal floor area (m²): 53m²

EPC Rating: C

The property enjoys an enviable position close to Ocean Terminal and the vibrant Shore, with its excellent selection of bars, cafés, and restaurants, while superb public transport links via bus and tram provide easy access to the city centre and the airport. This attractive apartment will appeal to first-time buyers, professional couples, and investors alike, and early viewing is highly recommended.



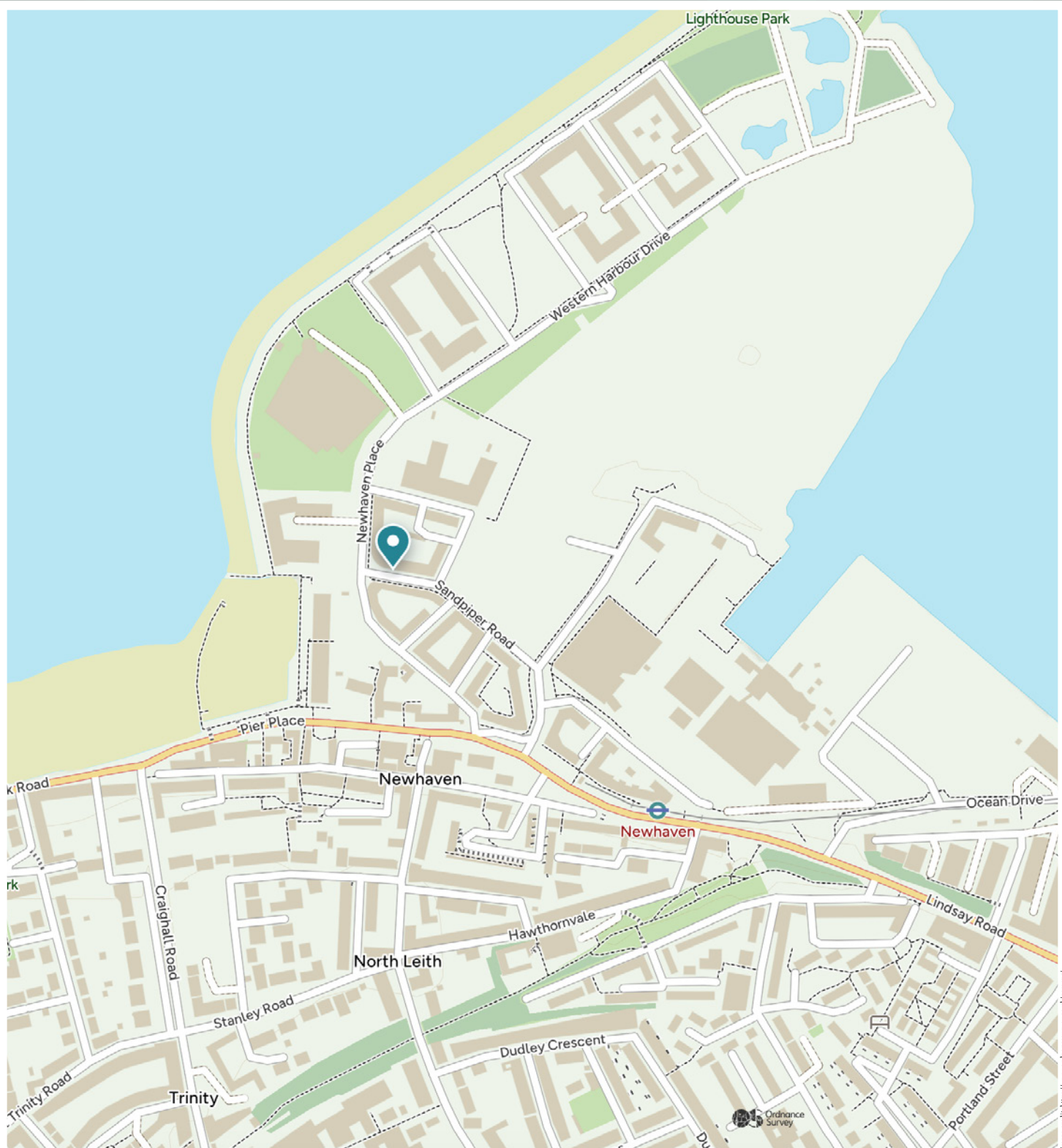




Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city centre.

Lighthouse Park awaits at the end of the harbour, treating visitors to breath-taking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A short journey 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.