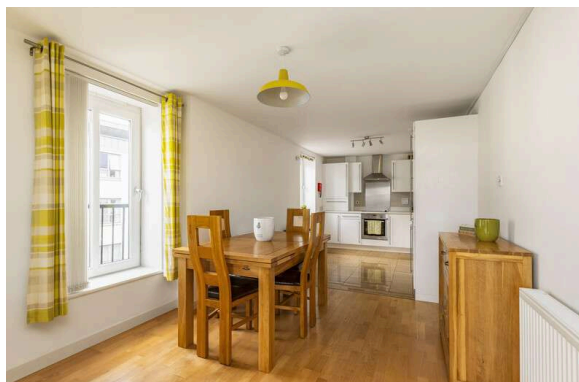




19/4 Sandpiper Road
NEWHAVEN | EDINBURGH | EH6 4TR


warners
solicitors & estate agents



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Immaculately presented three-bedroom apartment forming part of a modern development in the much sought after Newhaven area of Edinburgh by the city's shore.

This stunning second-floor apartment has been tastefully decorated to an impeccable standard throughout and is offered to the market in genuine move-in condition. The open plan living room, dining room and kitchen of an excellent size, and the space is flooded with an abundance of natural light. The modern kitchen area here is well-appointed and offers plenty of cupboard storage as well as boasting granite flooring. The principal bedroom benefits from both a stylish ensuite and built-in wardrobe storage.

The two further bedrooms are both well-sized which similarly benefit from built-in wardrobe storage, and either room has the potential to be employed as an ideal home office, study or gym giving the property a good degree of flexibility. Further storage is afforded by the large cupboard in the entrance hallway, and a stylish family bathroom completes the accommodation internally.

- Modern three-bedroom apartment
- Excellent local amenities in a sought-after location
- Easy access to public transport links
- Spacious, open plan kitchen/living/dining room
- Principal bedroom with ensuite and two further bedrooms
- Family bathroom
- Entrance hallway
- Ample storage throughout
- Gas central heating and double glazing
- Entry phone system
- Modern development includes lift and secure underground parking.

Extras included in this sale are all kitchen appliances and blinds. EPC band B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Outstanding nearby amenities include Ocean Terminal and the Asda Leith Superstore, and the apartment will offer immense appeal to a wide range of buyers in addition to holding investment potential, making early viewing essential.

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.

