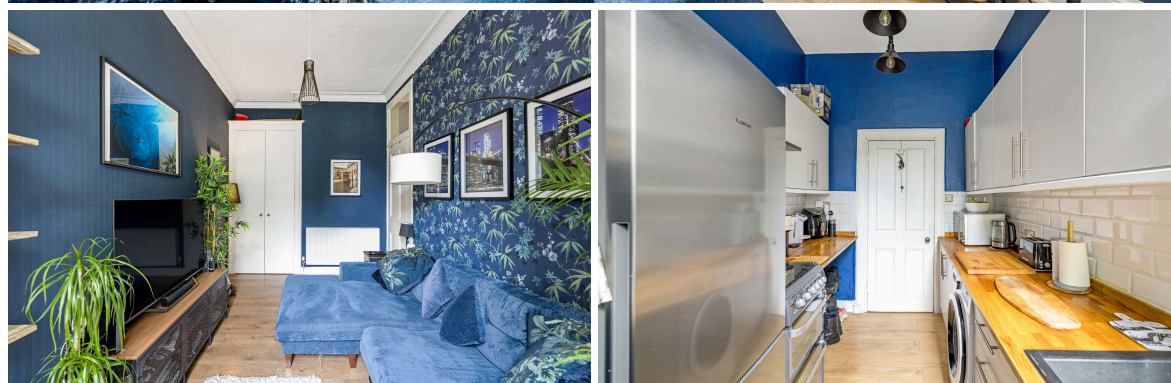




8/8 Lindsay Road  
NEWHAVEN | EDINBURGH | EH6 4DT

**warners**  
solicitors & estate agents





## 8/8 Lindsay Road

NEWHAVEN | EDINBURGH | EH6 4DT

Warners are delighted to present this beautifully maintained one-bedroom flat, occupying the second floor of a traditional tenement building in the highly desirable and well-connected Newhaven area, just east of Edinburgh city centre. With exceptional transport links, including easy access to bus and tram services, and a fantastic array of local amenities, cafés, and supermarkets nearby, the property offers a perfect opportunity for first-time buyers, professional couples, or discerning investors.

The accommodation comprises a welcoming entrance hallway with a generous storage cupboard, leading to all rooms. The south-facing living room is exceptionally bright and stylish, filled with natural light throughout the day. A modern galley-style kitchen is fitted with an array of base and wall units and provides ample space for free-standing appliances. The double bedroom is spacious and quiet, enjoying a peaceful south-facing outlook over the communal rear garden. A particularly appealing feature of this property is its unique layout, offering a separate W/C with a wash hand basin, and a separate bathroom, also fitted with a wash hand basin.

Additional benefits include gas central heating, double glazing throughout, and access to on-street permit parking. Blending classic period charm with modern convenience, this lovely home offers both comfort and character in a vibrant and sought-after location.

- Stylish one-bed in traditional tenement
- Sought-after Newhaven location
- Excellent tram and bus links
- Bright south-facing rooms
- Separate W/C and bathroom
- Gas heating, double glazing, permit parking

Energy Rating C and Council Tax B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Cooker, washing machine and fridge freezer included in the sale.

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.

