



15 Hawthornvale
NEWHAVEN | EH6 4JQ


warners
solicitors & estate agents



15 Hawthornvale

NEWHAVEN | EH6 4JQ

Warner's are delighted to bring to the market this beautifully presented end-terraced main door flat, quietly positioned within the ever-popular Newhaven district of Edinburgh. Set beside the Water of Leith walkway and within walking distance of the vibrant harbour, this stunning property offers spacious, light-filled interiors and is presented to the market in true walk-in condition, representing an ideal home for professionals, couples, or those looking to downsize.

The accommodation is introduced by an impressive glazed entrance which opens into a particularly generous reception hallway, finished with elegant corning, plush carpeting, and contemporary decor. The open-plan living and kitchen area is a true highlight of the home, enhanced by a tall west-facing window that floods the space with natural light. The lounge provides a comfortable and versatile living area, while the sleek modern kitchen is fitted with high-gloss cabinetry, granite worktops, and a full suite of integrated appliances.

The property further benefits from a spacious double bedroom and a versatile box room, both presented with fresh decor and quality flooring, offering flexibility for use as a guest bedroom, study, or dressing room. Completing the accommodation is a luxurious shower room, fully tiled in warm earthy tones and boasting underfloor heating, a curved glass enclosure with shower, a contemporary basin with storage, heated mirror, and chrome towel rail.

Externally, on-street parking is available and residents benefit from gas central heating and double glazing throughout. Early viewing is highly recommended to appreciate the stylish interiors, spacious proportions, and sought-after location of this rarely available home.

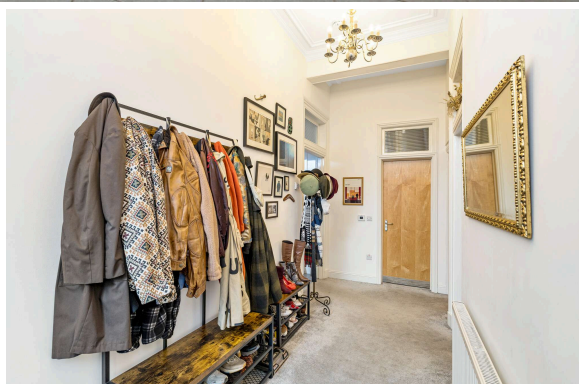
- Striking glazed entrance opening into a generous reception hallway
- Bright open-plan living and kitchen area with tall west-facing window
- Contemporary high-gloss kitchen with granite worktops and integrated appliances
- Spacious principal double bedroom
- Versatile box bedroom / home office / dressing room
- Stylish shower room with underfloor heating and modern fittings
- Gas central heating and double glazing
- On-street parking available

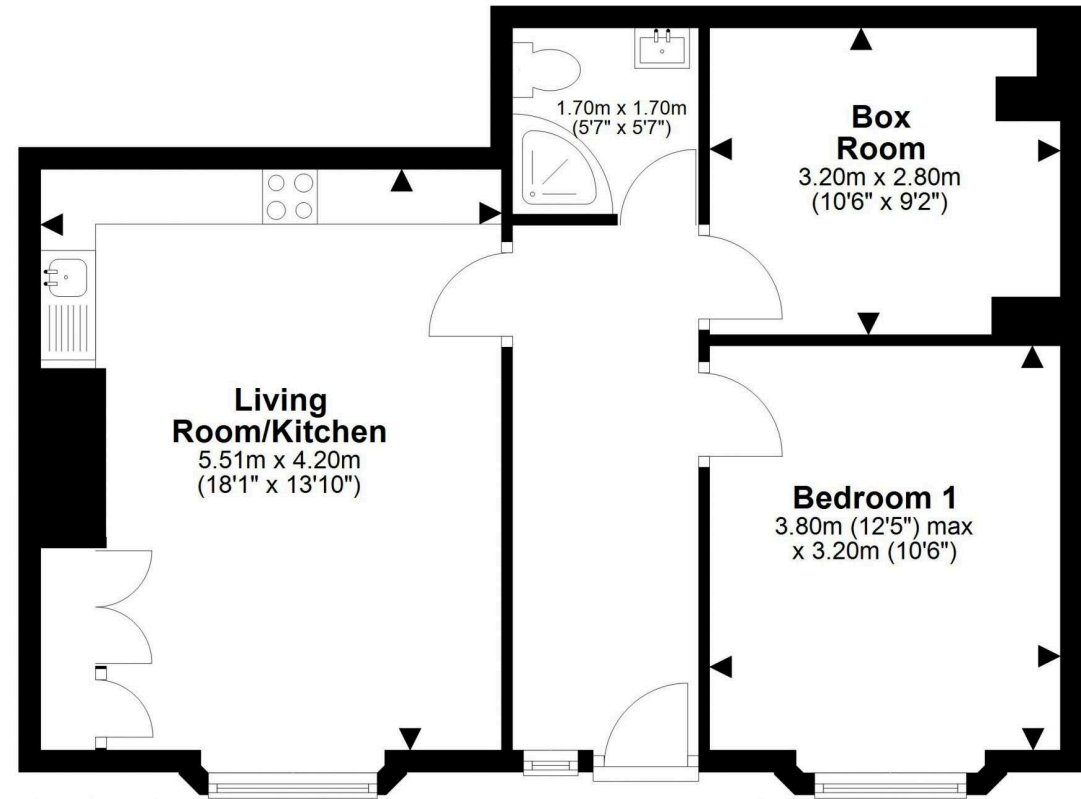
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, including dishwasher, washer dryer & fridge freezer, all curtains and blinds will also be included. Other items may be available. EPC: C CT: B

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.