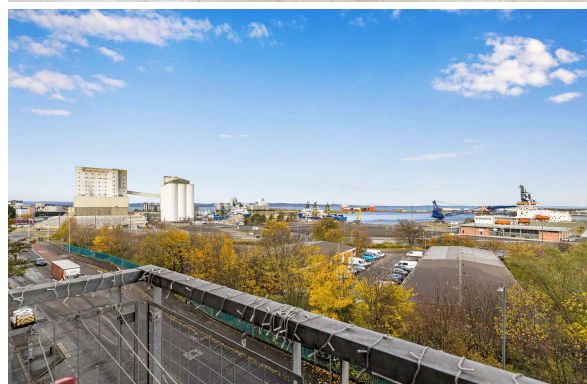




3/7 Lindsay Road
NEWHAVEN | EDINBURGH | EH6 4EP

warner's
solicitors & estate agents



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Warners are delighted to present this beautifully presented and spacious three-bedroom third-floor apartment, forming part of a modern, well-maintained development in the highly sought-after Newhaven area, just north of Edinburgh's city centre. Enjoying superb open views across the Firth of Forth and the city skyline, this stylish home offers contemporary living in an enviable coastal location.

The accommodation opens with a welcoming hallway featuring two generous storage cupboards and access to all rooms. The bright and airy living and dining room is enhanced by French doors opening to a Juliet balcony, flooding the space with natural light and offering partial sea views. The current owner has recently installed a sleek new kitchen with contemporary cabinetry, quality integrated appliances, and modern finishes, perfectly complementing the home's elegant decor. The principal bedroom benefits from a built-in wardrobe and a modern en-suite shower room with a rainfall-style shower. Two further double bedrooms provide flexible accommodation for family, guests, or home working, and a stylish family bathroom with a three-piece suite completes the interior.

Further benefits include gas central heating, double glazing, and excellent storage throughout. The development itself offers secure entry, lift access and secure underground parking. Perfectly positioned close to Newhaven Harbour, Ocean Terminal and the tram network, this exceptional apartment combines modern design, impressive proportions, and a prime location, ideal for professionals, couples, or young families seeking contemporary coastal living within easy reach of the city centre.

Main Accommodation & Key Features:

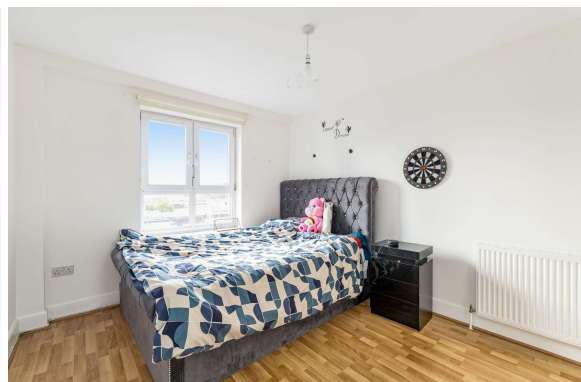
- Beautifully presented apartment within a modern development
- Welcoming hallway with two generous storage cupboards
- Spacious living/dining room with Juliet balcony and partial sea views
- Recently installed contemporary kitchen with quality integrated appliances
- Double bedroom with built-in wardrobe and modern en-suite shower room
- Two further well-proportioned double bedrooms, with integrated storage
- Stylish family bathroom with three-piece suite, shower over bath
- Gas central heating and double glazing throughout
- Secure entry system, lift access, and secure underground parking
- Ideally located close to Newhaven Harbour, Ocean Terminal and tram link

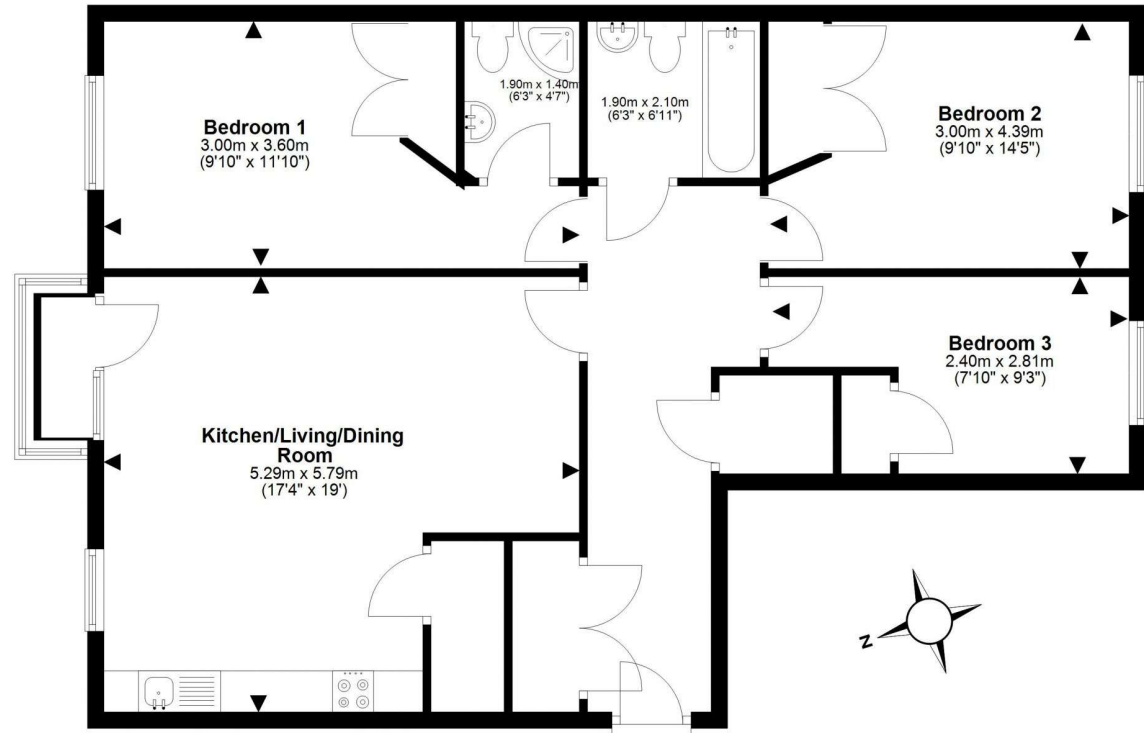
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property and washing machine in utility room. EPC: B CT: E Factoring: Newton property Approx. £140 P/M

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.