



10/2 Sandpiper Drive
NEWHAVEN | EDINBURGH | EH6 6QJ


warners
solicitors & estate agents



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Warners are delighted to present this beautifully maintained two-bedroom ground-floor apartment, forming part of an established modern development in the sought-after Newhaven area. Presented in true move-in condition, the property offers stylish interiors, two private gardens, and bright, well-proportioned accommodation throughout. Accessed via a secure entry system, the apartment opens into a welcoming hallway with excellent storage, including a useful utility cupboard. The spacious open-plan living, dining, and kitchen area provides the perfect setting for modern living and entertaining, with French doors leading to a private enclosed garden finished with astro turf and a paved patio. The sleek contemporary kitchen features integrated appliances, modern cabinetry, and a breakfast bar for casual dining. The principal bedroom benefits from fitted wardrobes, a stylish en-suite shower room, and access to a second private patio garden, while a further generous double bedroom and a modern family bathroom complete the accommodation. Additional benefits include gas central heating, double glazing, and residents' parking.

Newhaven sits on the banks of the Firth of Forth, just two miles north of Edinburgh city centre. The area offers a superb mix of local shops, cafes, and restaurants, with the vibrant Shore district nearby providing world-class dining and bars. Scenic coastal walks, cycle paths, and excellent transport links make this a highly desirable place to live.

Accommodation & Key Features:

- Stylish two-bedroom ground-floor apartment in modern Newhaven development
- Welcoming hallway with excellent storage
- Bright open-plan living, dining, and kitchen area with access to private garden
- Modern kitchen with integrated appliances and breakfast bar
- Principal bedroom with fitted wardrobes, en-suite, and private patio
- Further spacious double bedroom
- Modern contemporary bathroom
- Gas central heating, double glazing, and secure entry system
- Well-kept communal gardens and residents' parking
- Prime coastal location near The Shore and city transport links

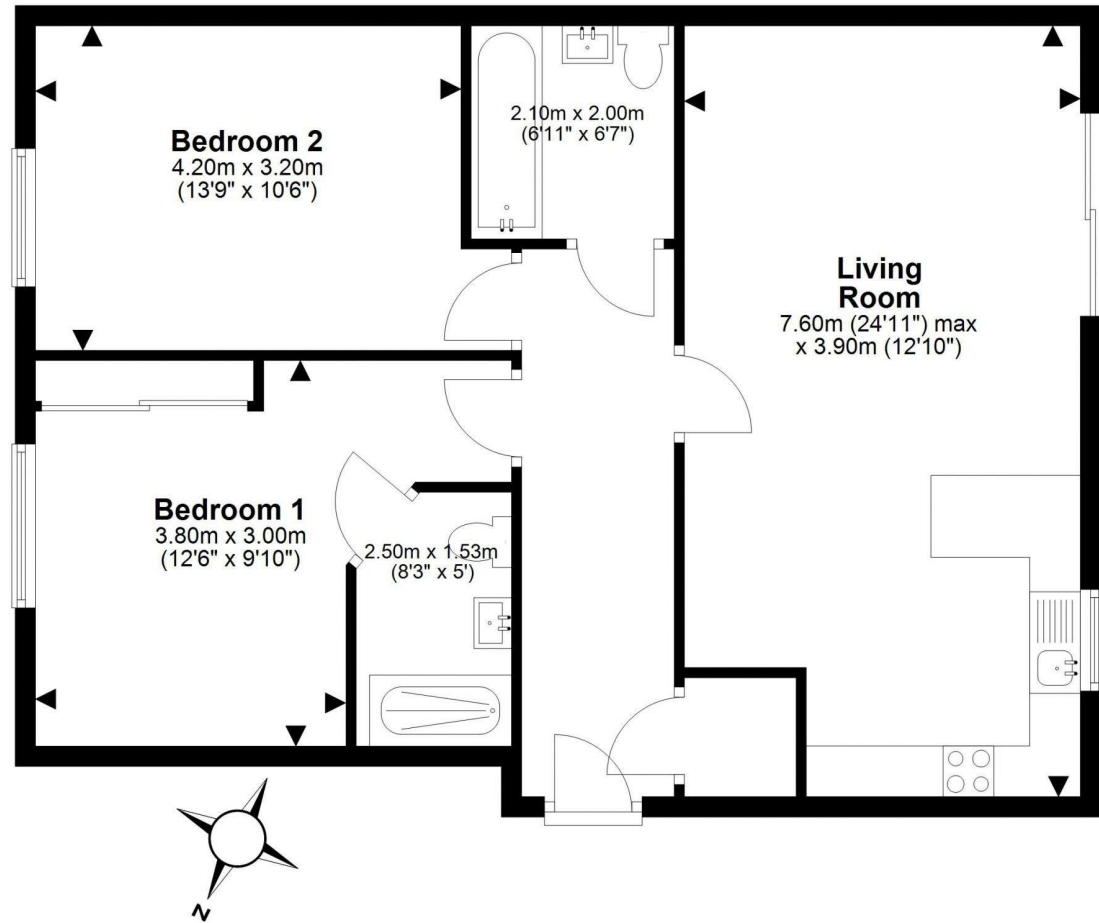
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property including washer/dryer and all blinds. EPC: B CT: D Factoring: Currently Approx. £85 P/M, development is in the process of changing factors and this is TBC.

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.