

COULTERS<sup>©</sup>

# 9/3 NEWHAVEN MAIN STREET

NEWHAVEN, EDINBURGH, EH6 4NA

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This extremely spacious apartment situated on the first floor is located a stone throw away from Newhaven harbour with fantastic amenities. The property comprises of a kitchen, sitting room with access to a private balcony. The kitchen offers a selection of floor standing units, selected integrated appliances including an induction hob, electric oven and extractor hood. The kitchen area also hosts a large pantry.

## KEY FEATURES



Spacious first floor apartment.



Two generous double bedrooms.



Private south-facing balcony.



On street parking.



Within walking distance of a tram stop.



Excellent local amenities nearby.





The two double bedrooms are generous in size with plenty of natural light. A three-piece suite bathroom with bath and overhead shower completes the accommodation.

This energy efficient home has been fitted with high quality double glazing and gas central heating. The property also benefits from a secure door entry system, ample parking within the surrounding area and shared communal garden space.





## THE LOCAL AREA

Newhaven is located in the northwest part of Edinburgh. The location of Newhaven provides it with scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge.

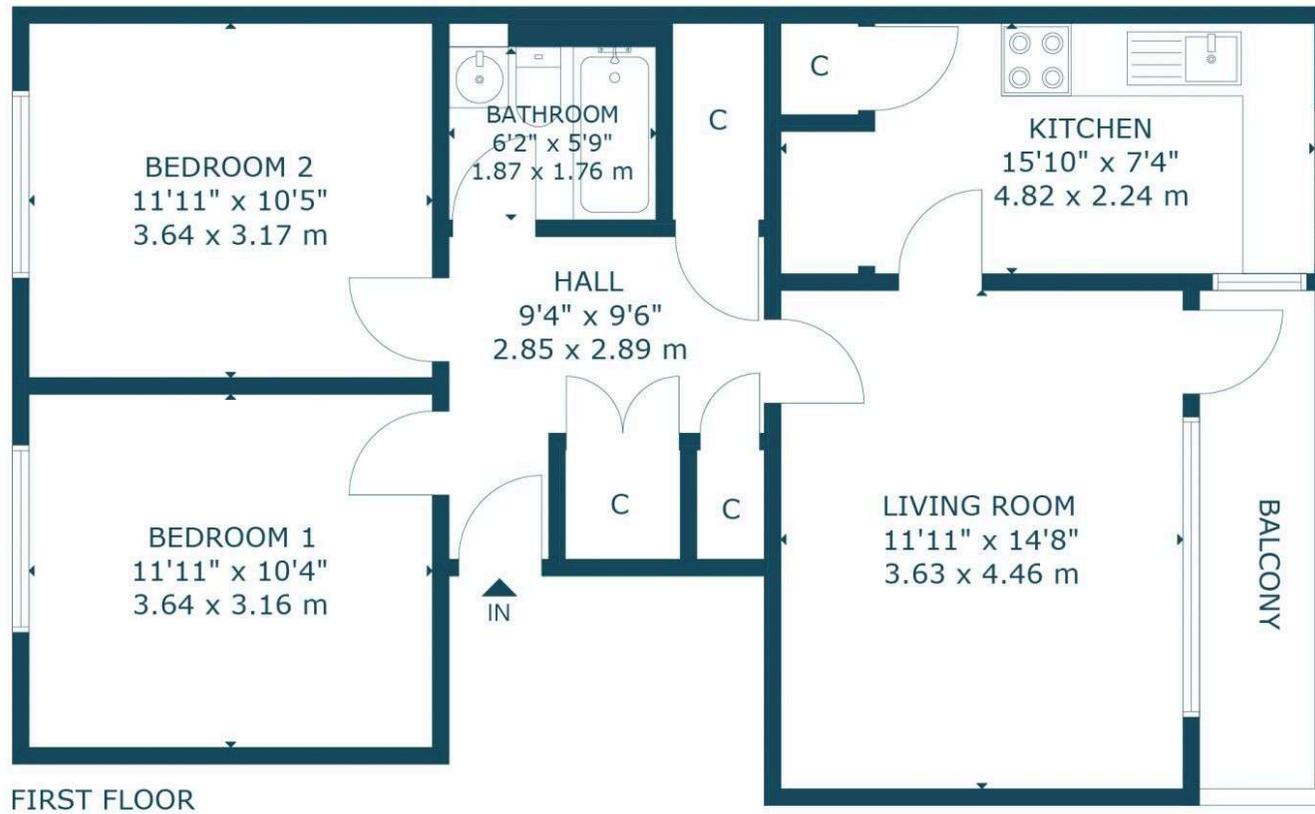
Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven. The village is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.

## EXTRAS

All fitted flooring and integrated appliances are included in the sale price.







FIRST FLOOR

9/3 NEWHAVEN MAIN STREET, NEWHAVEN, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.