



Offers Over
£175,000

5 Wester Close

Newhaven | Edinburgh | EH6 4LT

A charming C-listed fishing cottage style main door upper villa, ideally situated in the Newhaven conservation area, offering bright and well proportioned accommodation. Enjoying a private entrance and an enviable position close to the waterfront, excellent local amenities, and convenient transport links including the tramline, the property is perfectly suited to first time buyers, professionals, or those seeking a peaceful seaside retreat.

 1 bedroom

 1 public room

 1 bathroom

 EPC rating – E

 Council tax band - A



Description

The accommodation briefly comprises; entrance hallway, light and airy dual aspect lounge/dining room, modern kitchen with a range of wall and base units with wooden worktops, subway style splashback tiling and a breakfast bar, a good size double bedroom with built in storage, and a bathroom with a white suite, heated towel rail and shower over the bath. The property further benefits from an attic and electric heating.



Extras

Included in the sale will be the electric oven and hob, washing machine, and fridge. The sofa and bed can also be included if desired.

Parking

There is unrestricted on street parking in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in Newhaven, a vibrant coastal community just three and a half miles north of Edinburgh's city centre. Combining the tranquillity of waterfront living with the convenience of excellent urban connections, this prime location offers an exceptional lifestyle.

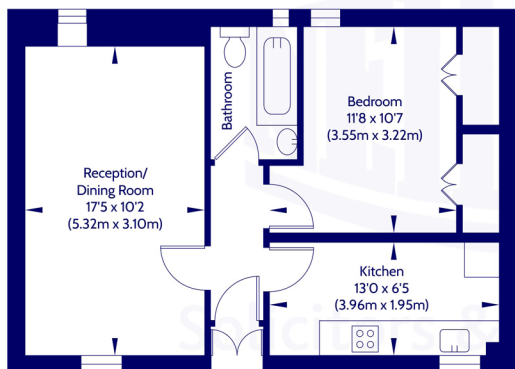
Residents enjoy direct access to scenic coastal walking and cycling routes, the picturesque harbour at Newhaven, and a growing selection of stylish waterside restaurants and cafés. Ocean Terminal shopping centre, currently undergoing an exciting £250 million transformation, is just moments away and set to become a major leisure and retail destination, enhancing the area's appeal even further. It already offers a range of high street shops, a multiscreen cinema, and a variety of eateries. A large Asda supermarket in Newhaven provides everyday convenience, while the thriving communities of Leith and The Shore, renowned for their trendy bars, award-winning restaurants, and cultural attractions, are just over a mile away. This well-connected setting is ideal for city commuters and travellers alike, with regular tram and bus services offering swift, direct access to the city centre and Edinburgh Airport. The nearby Ferry Road (A902) provides an easy route to the city bypass and beyond. Fitness enthusiasts will also appreciate the proximity of the David Lloyd health club, making this an outstanding location for those seeking a dynamic coastal lifestyle with all the advantages of city living.





Approx. Gross Internal Floor Area 45 Sq M / 488 Sq Ft.

1st Floor



Area excludes attic.

All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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