



Generously proportioned

Two-bedroom, first floor flat



A bright and spacious, two-bedroom, first floor flat, set within a sought-after residential development, only a short distance from excellent amenities and great transport links into the City Centre. Enjoying a prime position, next to the cosmopolitan Shore district and the harbour of Newhaven, this immaculate flat offers a fabulous home, with generous proportions, full of natural light and contemporary interiors. Quietly positioned at the rear of the apartment block, with a southerly aspect, the property is accessed off a well-kept shared foyer via a secure video entry system. A welcoming vestibule/cloakroom with a large cupboard, leads to a spacious hallway, with storage cupboard, and light wood-effect flooring which continues throughout the property. Flooded with natural light from dual aspect south and west facing windows, the open-plan living room, dining room and kitchen offers a spacious entertaining hub, with defined cooking and living areas. The kitchen has wall and base cabinets, with wood-effect worktops and integrated appliances. A handy utility cupboard houses the washing machine, and provides further storage space. The property has two generous double bedrooms with built-in wardrobes. The master bedroom further benefits from an en-suite shower room, which comprises a corner glass shower enclosure, pedestal basin and WC, and a family bathroom with three-piece suit. This property would suit first time buyers, young professionals, investors, or those looking for a lock-up-and-go second home.

Key Features

- Communal entrance stair and lift

- Hallway with storage

- Open plan kitchen/dining/living room

- Master bedroom with en-suite shower room

- Further double bedroom

- Family bathroom

- Gas central heating and double glazing

- Secure private parking

Factored by Newton, approx. £180.00 per month, includes maintenance of communal areas and buildings insurance

EWS1 certificate with a rating of A2 (no remedial works required)





Newhaven

Newhaven sits on the banks of the Firth of Forth and is approximately two miles to the north of Edinburgh City Centre. There are a fantastic variety of bistros, restaurants and local shops on hand including a 24-hour Asda superstore, with a wider choice available in the fashionable Shore district, which is within easy walking distance and boasts a fantastic range of world class restaurants and popular bars. The outdoor enthusiast can enjoy pleasant walks along to Cramond beach and the Water of Leith and the nearby cycle path network provides an excellent off-road route to many parts of the city.



Extras

The property is sold as seen. All fitted floor coverings, curtains, blinds, light fittings, white goods are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

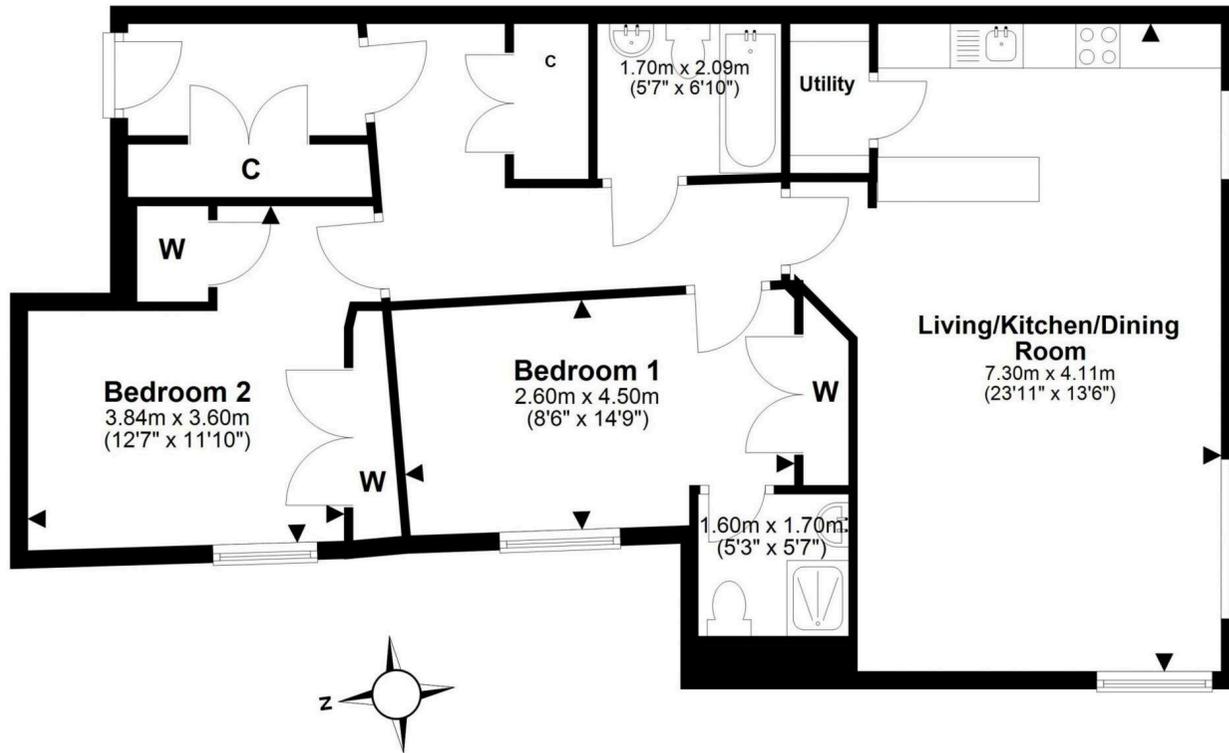
£235,000

EPC Rating

C

Tenure

Freehold



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.



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