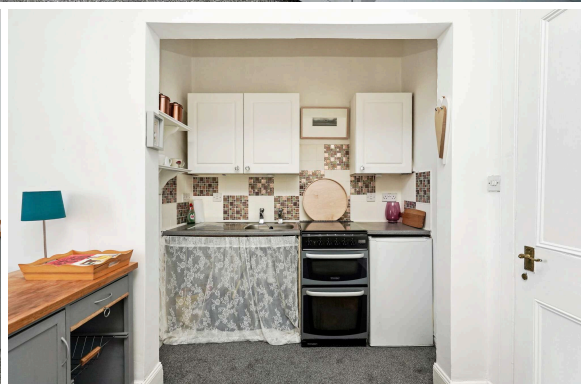




257/6 Newhaven Road
TRINITY | EDINBURGH | EH6 4LQ



257/6 Newhaven Road

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An appealing top-floor one-bedroom flat situated on Newhaven Road, Edinburgh, offering bright and spacious accommodation with a blend of traditional character and practicality.

The property comprises an entrance hallway, leading to a bright and spacious open-plan living room and kitchen featuring a charming period fireplace, creating an attractive focal point and excellent space for relaxing and entertaining.

The generous bedroom benefits from built-in storage, while the bathroom is fitted with a three-piece suite and over-bath shower.

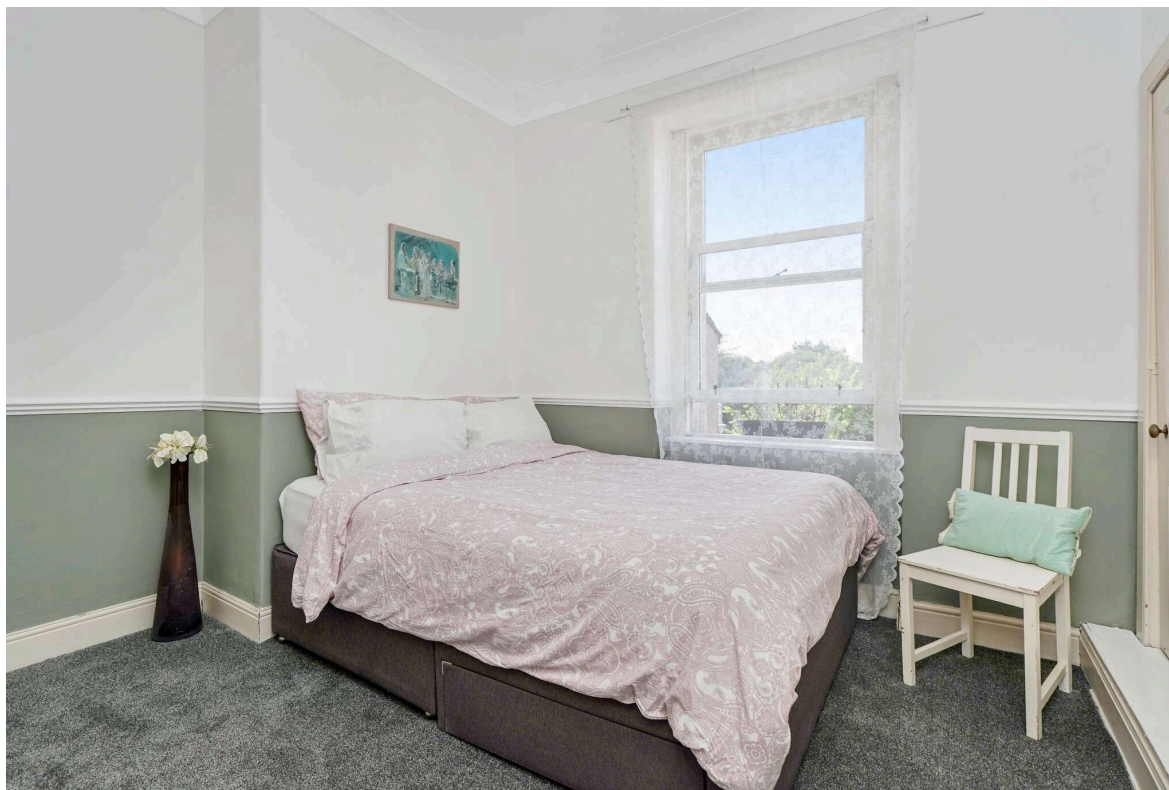
Further benefits include an external storage cupboard, access to private and secure basement space, and a communal area to the rear of the property. Additional storage is available in the attic which is shared with only one other flat.

- One bedroom top floor flat
- Property accessed via secure entry system
- On street parking
- Additional external storage
- Excellent transport links and close to local amenities
- Double glazing
- Private basement storage and shared attic space

Energy rating E. Council tax band B. There is no factor associated with this property.

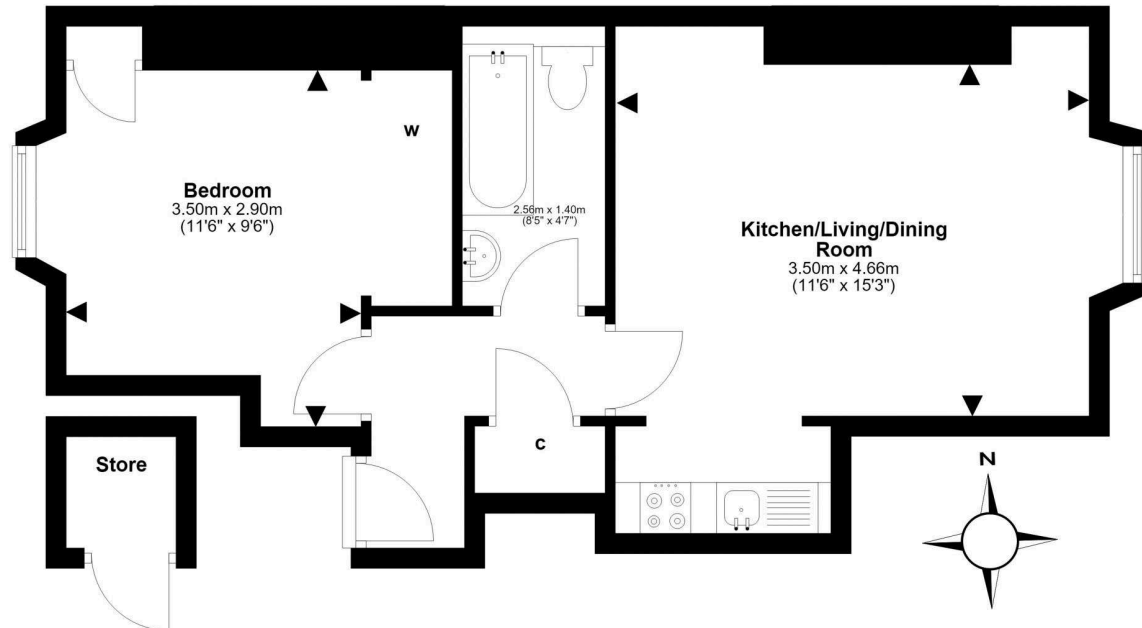
Extras included in this sale will be curtains, curtain poles, electrical fire, electrical oil storage heaters, fridge and freezer. Furniture can be included by separate negotiation.

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



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport and 24-hour buses.





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.