



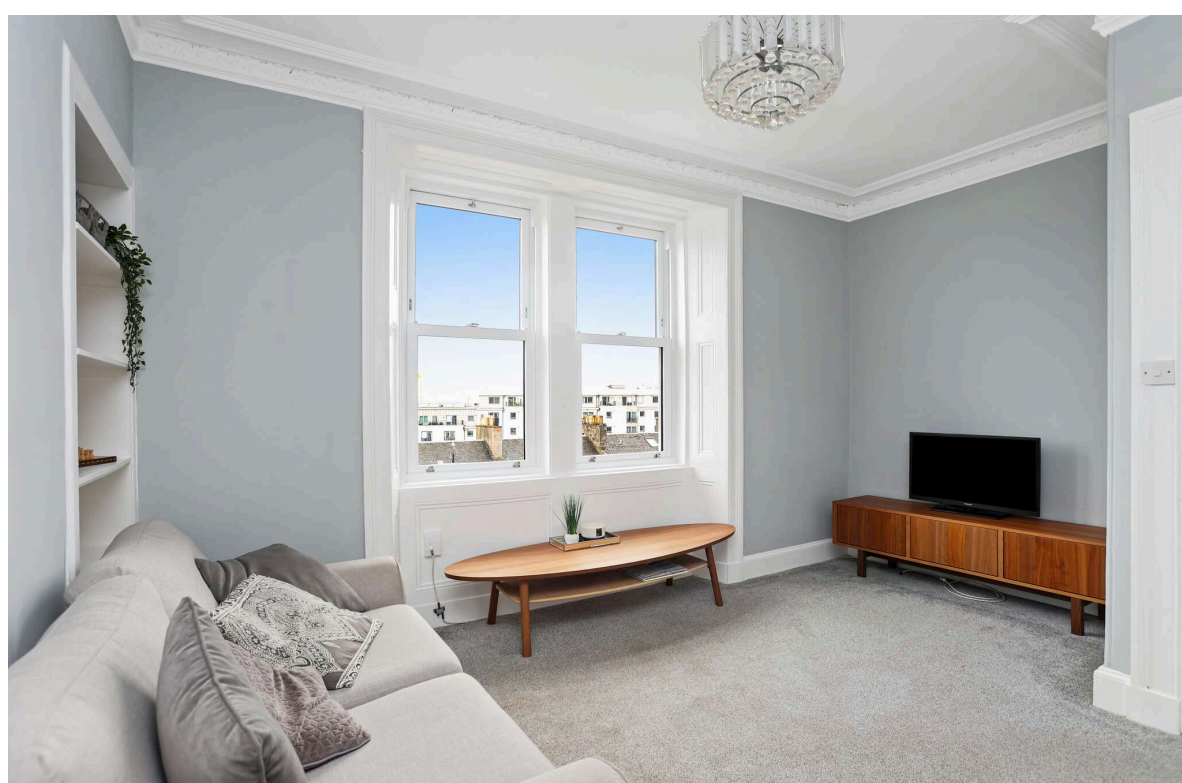
## Immaculate top floor flat in sought-after Newhaven with views to the Firth of Forth



Set within the ever-popular Newhaven district of Edinburgh, this beautifully upgraded two-bedroom top floor flat offers stylish accommodation with stunning views towards the Firth of Forth. Ideally positioned just a stone's throw from Newhaven Harbour, the waterfront and tram links, the property combines coastal charm with excellent city connectivity. The flat has been thoughtfully upgraded throughout, including new flooring, a contemporary fitted kitchen, double glazing and fresh décor, creating a truly move-in condition home. A well-maintained communal stair with attractive cupola leads to the property. Internally, the welcoming hallway includes a useful storage cupboard housing the boiler. The bright and elegant living room enjoys wonderful natural light and lovely views to the Firth of Forth. Period features including decorative cornicing and a traditional Edinburgh Press add character and charm. The stylish modern kitchen has been finished with sleek white units, eye catching flooring, quality appliances and attractive tiled splashbacks. The elevated position provides delightful sunset views, making it a particularly enjoyable space. There are two generous double bedrooms. The principal bedroom benefits from the sea view, while the second bedroom overlooks the rear and also features a useful Edinburgh Press. Completing the accommodation is a contemporary bathroom fitted with a modern suite, overhead shower and natural light from a rear-facing window. Externally, residents enjoy access to a communal rear garden with attractive planting, together with convenient on-street parking. With the furniture included in this sale (if required) this is an ideal property for a first-time buyer of investor.

### Key Features

- Communal stair
- Hallway
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating and double glazing
- Communal garden
- On-street parking



## 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, 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/foot path network provides an excellent off-road route to many parts of the city. The tram link is a few minutes' walk, providing excellent links across the city.



### Extras

All fitted floor coverings, light fittings, cooker, fridge freezer are included in the sale (no warranties given). Furniture can be included if required.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

B

### Home Report Valuation

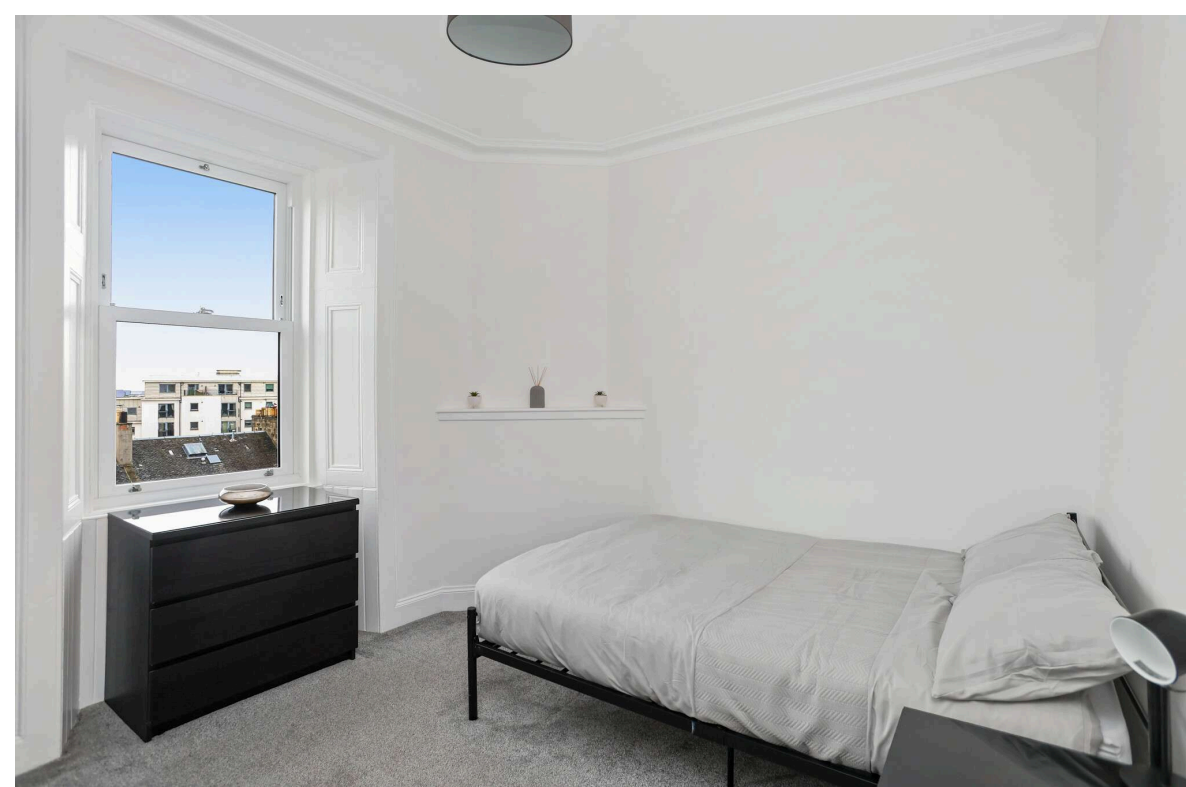
£245,000

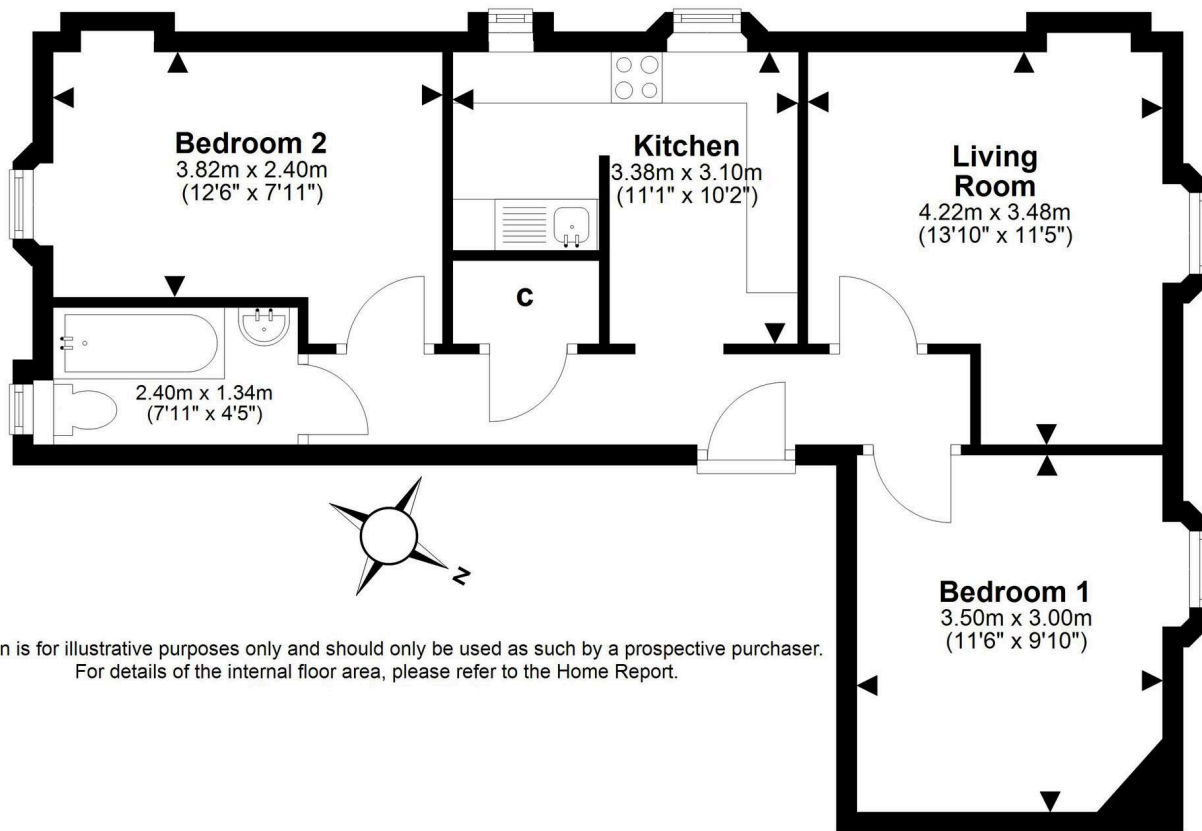
### EPC Rating

D

### 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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