



62 Hawthornvale
NEWHAVEN | EDINBURGH | EH6 4JS

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Set on a quiet side street in the ever-popular Newhaven area of north Edinburgh, this attractive and well-presented main door flat offers spacious and flexible accommodation, ideal for a range of buyers.

The property is entered via a private vestibule leading into a welcoming central hallway, which provides access to all rooms and benefits from excellent built-in storage. To the front, the bright and generously proportioned living room features a charming working fireplace, creating a warm and inviting space for relaxing or entertaining.

The kitchen/dining room is well laid out, offering ample space for both cooking and dining, making it a practical and sociable hub of the home. There are two comfortable double bedrooms, each offering good proportions and flexibility for use as sleeping accommodation or guest space.

A particularly useful box room is currently utilised as a home office, ideal for modern living, while the bathroom is centrally located and well-appointed. Further benefits include gas central heating, double glazing, working fireplaces, and considerable internal storage throughout.

Externally, residents enjoy access to a shared rear garden, providing a pleasant outdoor space.

This is a fantastic opportunity to acquire a characterful and versatile home in a convenient and well-connected location.

- Main door flat on a quiet side street in sought-after Newhaven
- Spacious, well-presented two-bedroom plus box room layout
- Bright living room with working fireplace
- Generous kitchen/dining room ideal for entertaining
- Excellent storage throughout + separate home office space
- Gas central heating, double glazing & shared rear garden

Council Tax D and Energy Rating D

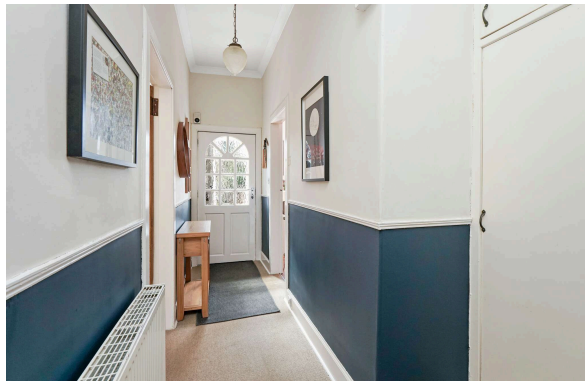
There is a £60 charge payable per annum to the residents association for gutter cleaning, payable in £30 instalments twice a year.

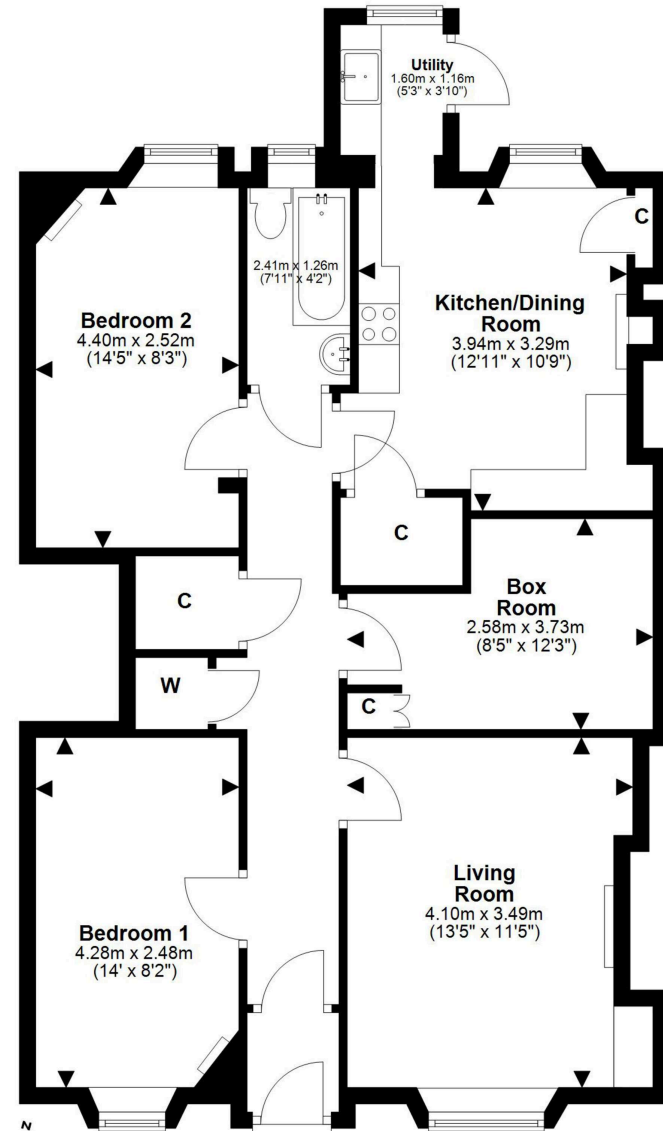
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale, with the exception of the TV Mounting bracket in Living Room, shelving and units in Bedroom 2, and shelves and Monitor Mounting brackets in Box Room.

Newhaven is a sought-after coastal district on the northern edge of Edinburgh, ideally positioned between Leith and Granton. The area offers an excellent selection of local shops, cafés, and amenities, along with easy access to a vibrant mix of restaurants and bars. Nearby leisure facilities include a David Lloyd health club and the multiplex cinema at Ocean Terminal, which also features a wide range of high-street and specialist retailers, as well as further dining options.





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.