



Sought after modern development

Three bed, stunning third floor apartment



Set within a sought-after modern development in vibrant Newhaven, this stunning third-floor apartment offers an outstanding opportunity to enjoy contemporary coastal living with spectacular panoramic views across Edinburgh's iconic skyline and waterfront. Beautifully presented throughout, the property boasts spacious and highly versatile accommodation, perfectly suited to modern lifestyles. Positioned moments from Newhaven Harbour, the sea front, scenic coastal walks, cafés, restaurants and local shops, the apartment also benefits from a nearby tram stop providing swift access into Edinburgh city centre and beyond. At the heart of the home lies an impressive open plan lounge, dining and kitchen space, designed for both relaxing and entertaining. The elegant lounge area opens onto a private balcony where breath-taking views stretch across Calton Hill, Edinburgh Castle, the Forth Bridges and the Firth of Forth. The space flows seamlessly into the stylish dining area, with an eye-catching feature wall and a sliding door to separate the rooms if preferred. The contemporary kitchen is beautifully appointed with sleek fitted units, integrated appliances, granite worktops, an attractive splashback and a breakfast bar ideal for casual dining. The generous principal bedroom features built-in wardrobes and a luxurious en-suite shower room finished with smart wet walling, tiled walls and flooring, mirrored cabinets and granite detailing. A further spacious double bedroom is currently utilised as a dressing room, while the third double bedroom serves as an attractive home office complete with built-in shelving. A beautifully finished family bathroom, welcoming hallway with walk-in storage cupboard, and separate utility cupboard housing the washing machine and tumble dryer add further practicality to this exceptional home. Additional benefits include lift access to all floors, allocated parking space in the secure underground car park, visitors' parking and immaculately maintained communal grounds.

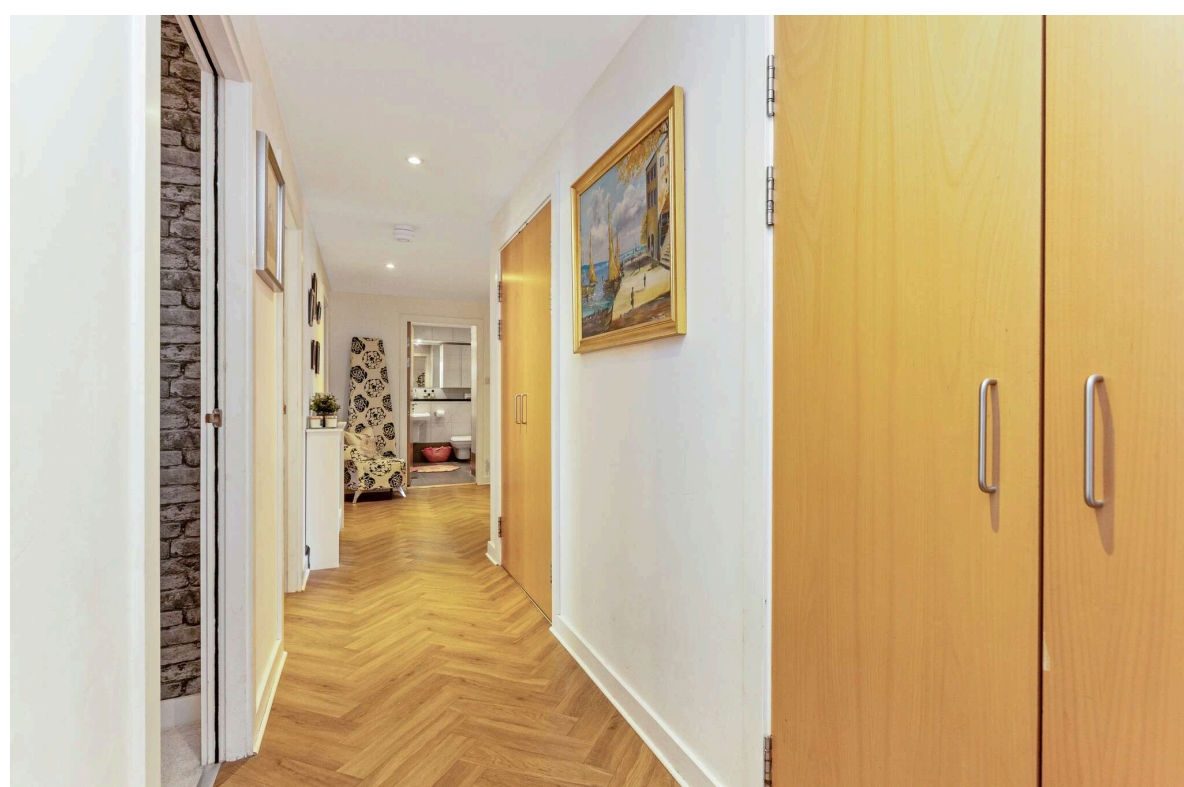
Key Features

- Communal entrance and lift
- Hallway with storage and utility cupboard
- Open plan kitchen/dining/living room with balcony
- Master bedroom and ensuite
- Two double bedrooms
- Family bathroom
- Double glazing and gas central heating
- Communal grounds

Allocated parking space in secure underground car park and visitors parking

EWS1 - this property has an EWS1 rating of A2

This development is factored by James Gibb - approx. £160 per month, which includes maintenance of the common areas of the development



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, as well as a bus stop, providing excellent links across the city.



Extras

All fitted floor coverings, double oven/microwave, hob, fridge freezer, dishwasher, washing machine, tumble dryer 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

F

Home Report Valuation

£350,000

EPC Rating

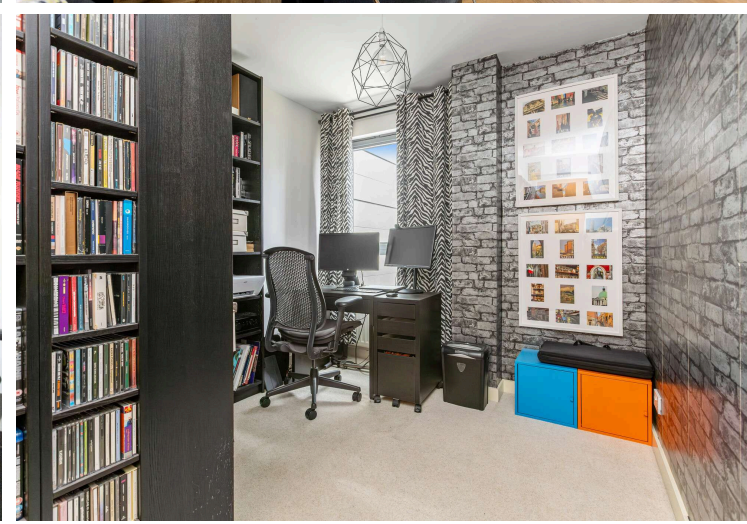
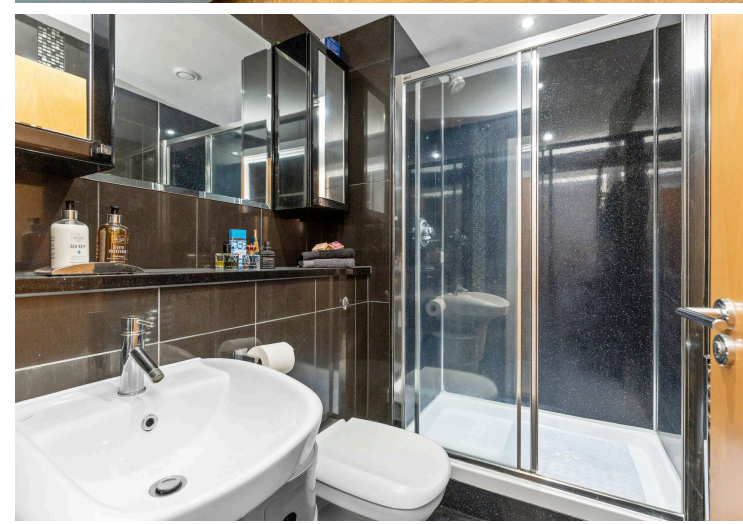
B

Tenure

Freehold

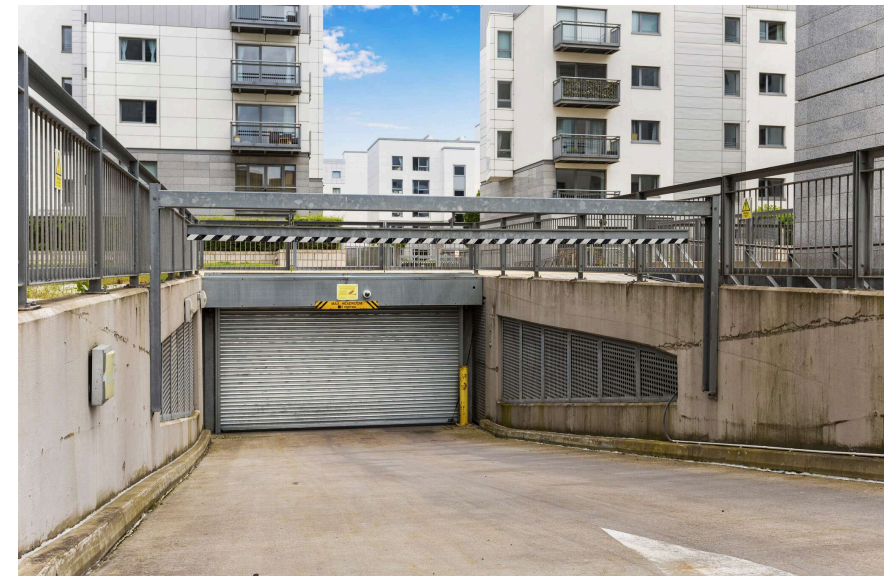
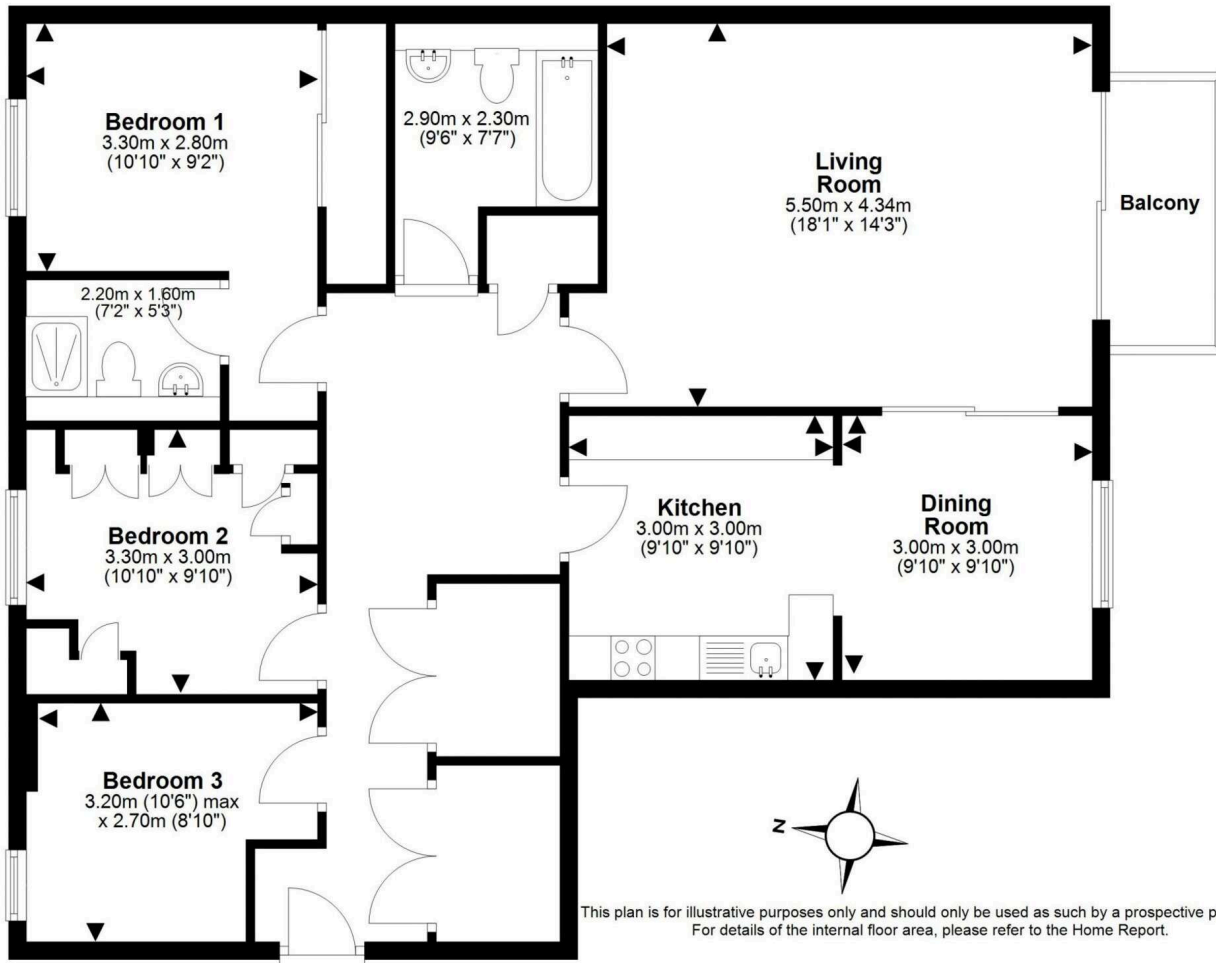












Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

ēspc CHARTERED FIRM

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

rightmove

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.