



Offers Over
£205,000

3 Sandpiper Road

Newhaven | Edinburgh | EH6 4TR

Envably located close to the picturesque Newhaven Harbour, this impressive one-bedroom main door flat with private garden space forms part of a smart modern development with secure residents parking. It is conveniently placed a short walk from the tram network and excellent amenities making an ideal purchase for first-time buyers, young couples and professionals.

- 1 bedroom
- 1 public room
- 1 bathroom
- Private gardens
- Residents parking
- EPC Band - C
- Council Tax Band - D



Description

A welcoming entrance hallway provides access to a large and practical storage cupboard. The bright and airy front-facing lounge is a lovely living space, enhanced by two double Juliet-style windows which allow an abundance of natural light to flow through. The immaculate fully fitted kitchen is finished to a good standard and offers a range of integrated and freestanding white goods. Partially tiled splash areas provide easy maintenance, while French doors open directly onto the rear garden, creating an excellent space for indoor-outdoor living. The generously proportioned bedroom enjoys a peaceful rear-facing aspect and benefits from integrated sliding mirrored wardrobes, with ample space remaining for freestanding furniture and flexible layout options. The bathroom is fitted with a modern three-piece suite including a shower over bath, complemented by tiled flooring and partially tiled surrounds.

Further benefits include gas central heating, and double glazing throughout.

Factor fees are approximately £1,360 per annum, currently paid quarterly.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property benefits from a small private section of front garden along with a fully slabbed private rear garden, offering space for outdoor furniture and overlooking a well-kept communal lawn area. For the car owner, there is secure underground unallocated residents' parking.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





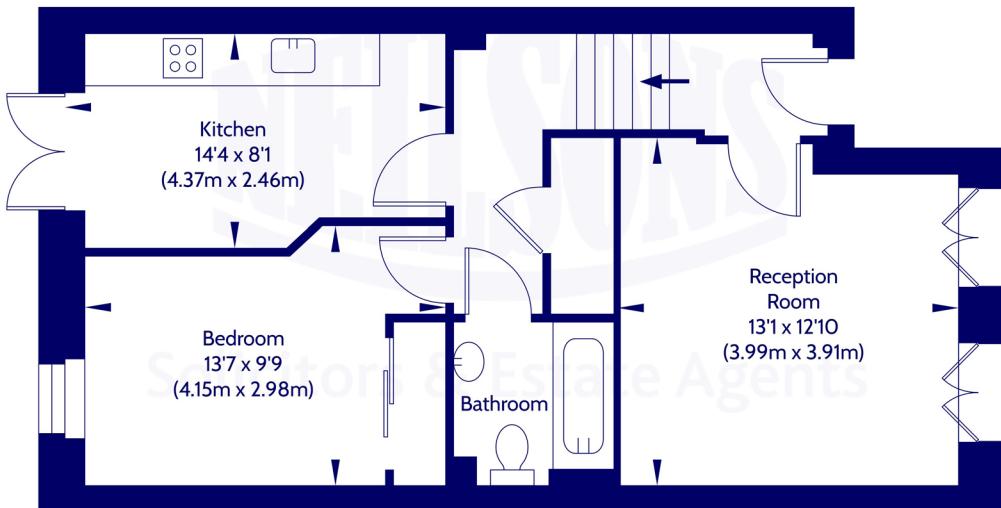
Location

Newhaven lies to the north of Edinburgh city centre on the shore of the Firth of Forth. Once a thriving fishing village, this picturesque district is now a popular neighbourhood with excellent local amenities and superb transport links by tram or bus to the city centre, airport and surrounding areas. Just moment's walk from the harbour, this superb property is conveniently placed for an array of amenities including David Lloyd Leisure Centre and Asda supermarket. Close by, the Ocean Terminal offers high street named shops, restaurants and a multi-screen cinema, with further investment and development passed by the council planning department this year. The popular restaurants at Newhaven Harbour offer everything from take away to fine dining with a selection of highly regarded coffee shops and cafes also available within easy walking distance. Local schools are available from nursery to secondary level within easy walking distance.



Approx. Gross Internal Floor Area 50 Sq M / 543 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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