



Located in sought-after Newhaven - short walk from the harbour, shops & tram stop



Tucked away within a well-kept residential development in the ever-popular Newhaven area of Edinburgh, this beautifully presented two-bedroom first floor flat offers stylish, walk-in condition living just moments from the waterfront. Enjoy being only a stone's throw from Newhaven Harbour, the tram link, local parks, the cycle path network and the sea front — perfectly positioned for coastal walks while remaining within easy reach of the city centre. The accommodation is bright and welcoming throughout. The sunny living room features a generous picture window, flooding the space with natural light and creating a warm, relaxing atmosphere. The modern kitchen is fitted with light grey units and appliances, offering both style and practicality. There are two well-proportioned double bedrooms, each benefiting from excellent storage. The modern bathroom is nicely finished, complete with white suite and bath with overhead shower. Further benefits include shared garden grounds, residents' parking, and a peaceful setting within a popular development. Early viewing is highly recommended to appreciate this superb home in a sought-after coastal location.

Key Features

- Communal entrance stair
- Hall
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Shared garden grounds
- Residents 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 including a 24-hour Asda superstore, 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 path network provides an excellent off-road route to many parts of the city.



Extras

All fitted floor coverings, curtains, light fittings, cooker, washing machine and fridge freezer are included in the sale (no warranties given). Some furniture is available if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£190,000

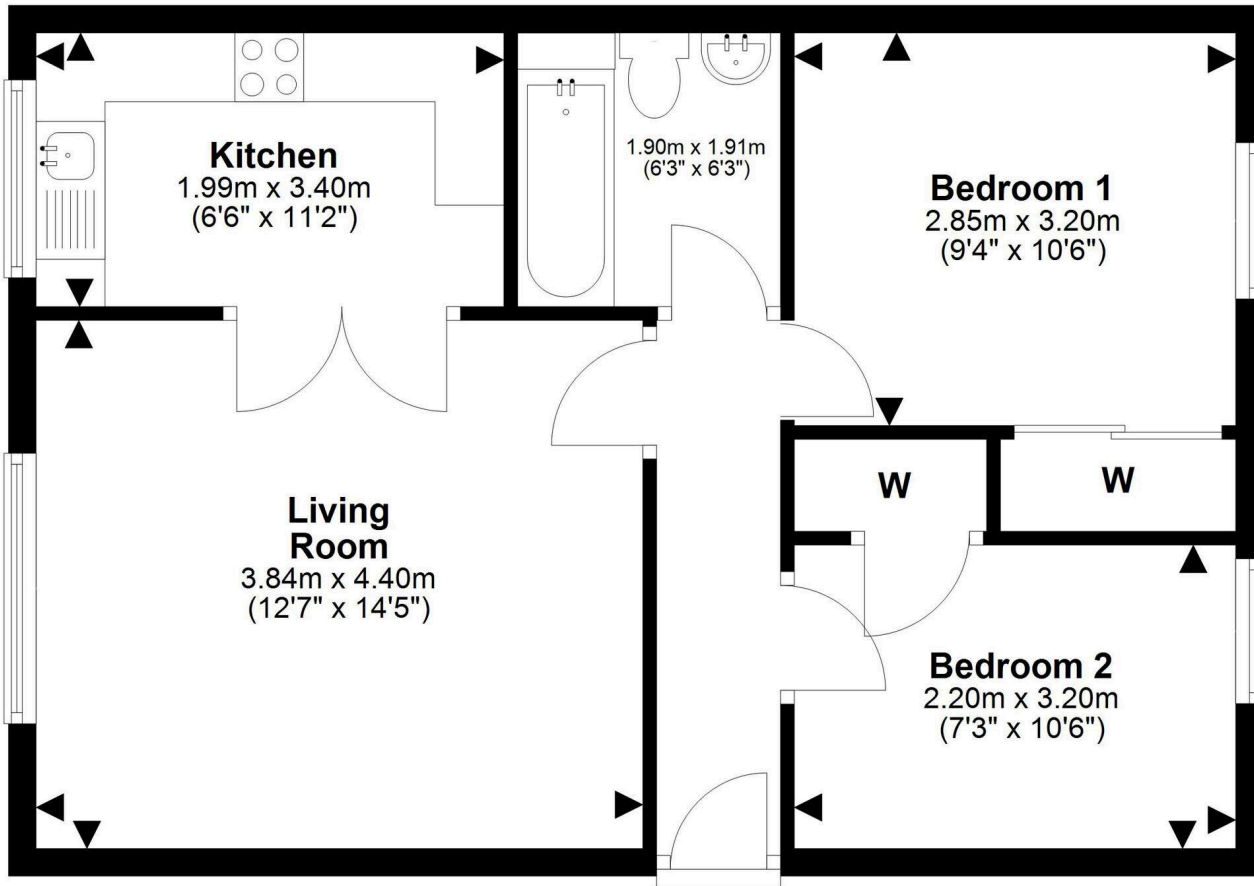
EPC Rating

C

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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry 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

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



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.