



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24/13 Hawthornvale

Newhaven, Edinburgh, EH6 4JQ

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Highly appealing to professionals, first-time buyers, or as a rental investment, this one-bedroom tenement flat enjoys a desirable city address in coastal Newhaven, with leafy park views, excellent local shopping, and bus/tram links close by. Set on the top floor, with high ceilings and generous picture windows, the flat is a bright and airy home featuring a double bedroom with ample built-in storage, a stylish shower room, and an elegant living room (with storage) leading into a contemporary kitchen. Residents benefit from a shared garden and unrestricted street parking.

Extras: All fitted floor and window coverings and light fittings are included.



Property Summary

- Leafy setting with park views in desirable, coastal Newhaven
- Conveniently close to shops and tram links
- Top-floor tenement flat with bright, tasteful interiors
- Communal stairs with secure entry
- Welcoming entrance hall with storage
- Elegant living room with storage, window seat, and fireplace
- Contemporary kitchen accessed from the living room
- Double bedroom with ample built-in storage
- Stylish shower room
- Shared rear garden
- Unrestricted on-street parking
- Electric heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £180,000







Contemporary kitchen
accessed from the living
room, and elegant living
room with storage, window
seat, and fireplace







Bright and airy home
featuring a double bedroom
with ample built-in storage
and a stylish shower room





Let us help you find your next
dream property!



RALPH SAYER
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 **CHARTERED FIRM**

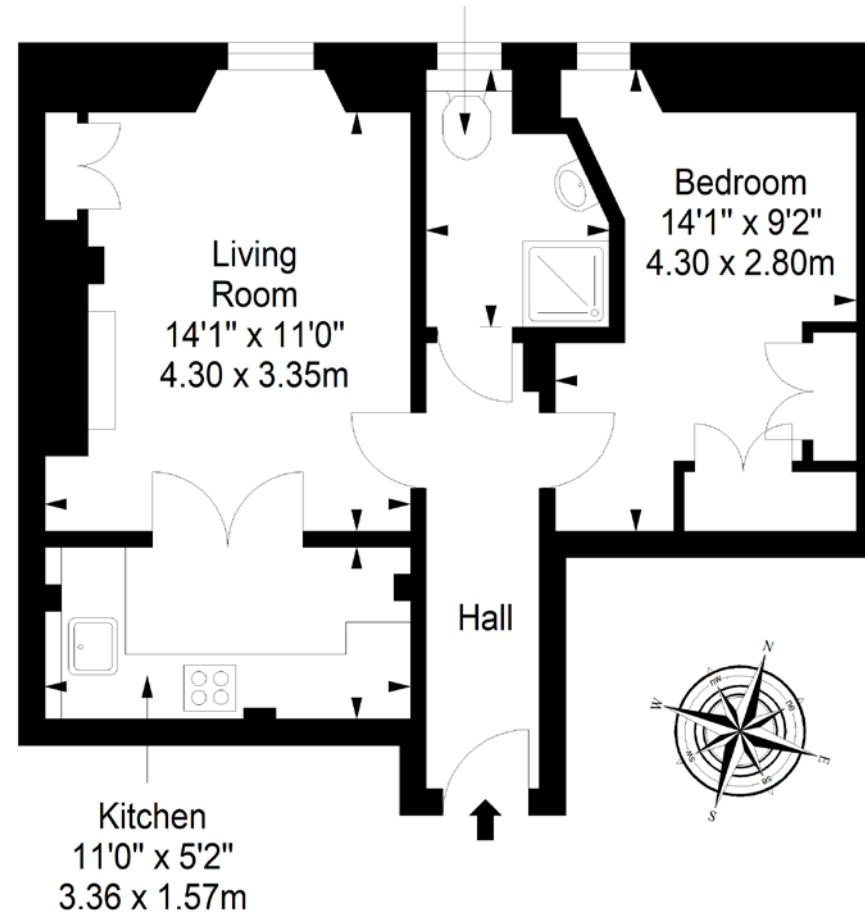
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Top Floor
Approx. 39.9 sq. metres (429.5 sq. feet)

Shower Room
7'10" x 5'7"
2.38 x 1.71m



Total area: approx. 39.9 sq. metres (429.5 sq. feet)