



25/6 Newhaven Main Street  
TRINITY | EDINBURGH | EH6 4NB

  
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solicitors & estate agents



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Beautifully presented two-bedroom second floor flat, located in the sought after Newhaven area, near the Waterfront in the North of Edinburgh. The property would be an excellent investment for first time buyers and investors alike and comprises spacious entrance hall with storage, two well-proportioned bedrooms both with sea views, a bright and spacious living room with a balcony, a fully fitted kitchen that currently comprises a dining area, fridge/freezer, washing machine, dishwasher, Belfast sink, induction hob and oven. Completing the accommodation is the stylish bathroom with double waterfall shower over the bath, heated towel rail and underfloor heating. The property also benefits from secure entry system, on street parking, ample storage, and a shared cupboard and bin store in the close.

- Stunning two-bedroom flat with Sea Views
- Bright and Spacious living room with balcony
- Fully fitted Kitchen
- Two well-proportioned bedrooms with Sea Views
- Stylish bathroom with underfloor heating
- Ample storage
- Gas central heating
- Double glazing
- On street parking
- Shared cupboard and bin store
- Communal drying area
- Energy Rating Band C
- Council Tax Band B

Extras: The fridge freezer, washing machine, integrated dishwasher, induction hob, oven and wardrobe in the master bedroom will be included in the sale. For the avoidance of doubt the pendant light above the table in kitchen will not be included.

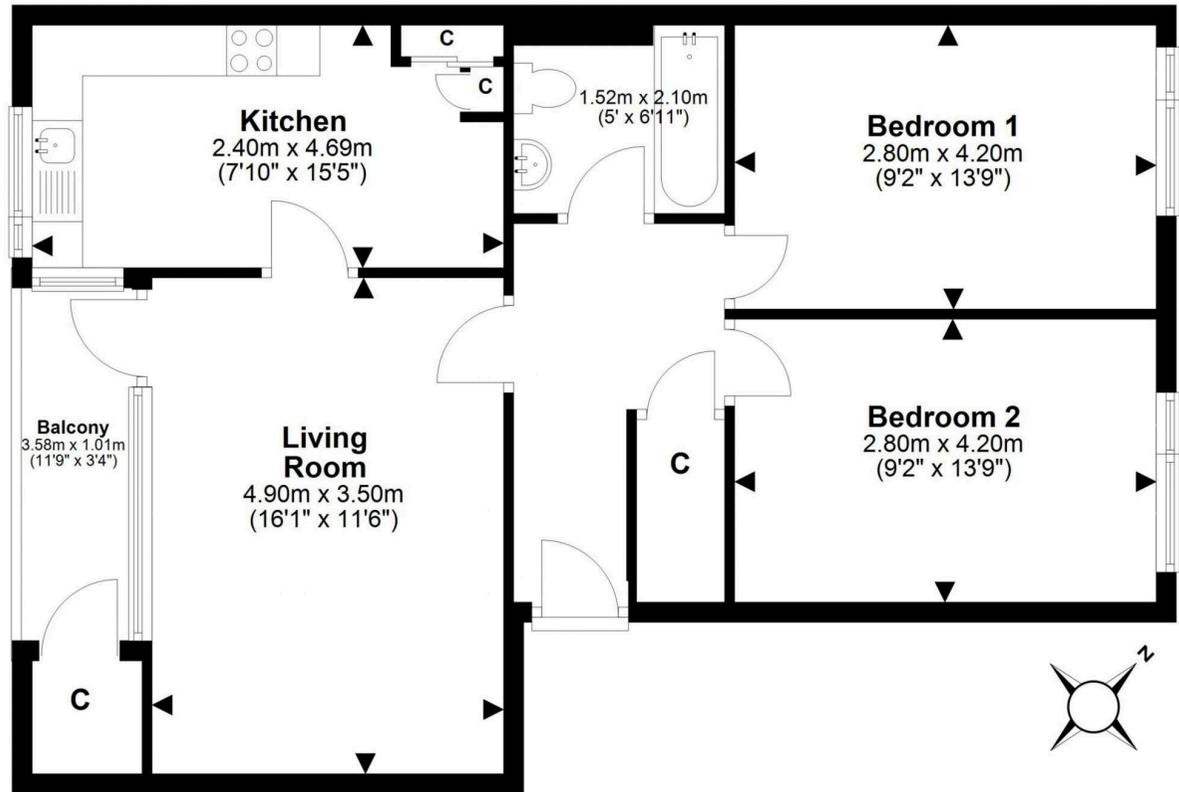
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The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. The Times mentioned it was one of the best places to live in 2026, you can read further information [here](#)

The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award winning restaurants, is nearby. Local amenities include a variety of shops, an Asda Supermarket and well-respected schools. Ocean Terminal is also nearby offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Victoria Park, the Water of Leith, health clubs, and swimming pools. An efficient public transport network operates to most parts of the city and surrounding areas with the tram network also nearby.





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.