



112A Newhaven Road
Trinity, Edinburgh, EH6 4BR



VMH ESTATE AGENTS



Delightful main door garden flat located in the desirable residential area of Trinity

- Sitting/dining room
- Stylish fitted kitchen/breakfast room
- Double bedroom 1 - walk-in wardrobe
- Double bedroom 2
- Bathroom
- Close to a variety of local amenities
- Popular & convenient location
- Lovely private front garden & patio
- Unrestricted on street parking
- Gas central heating & partial double glazing

Offers Over: £297,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

About the Property

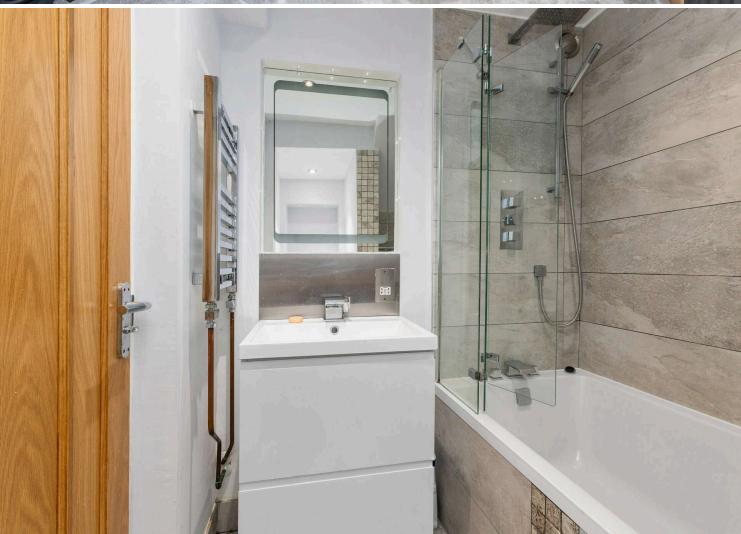
112A Newhaven Road is a superb 2 bedroom main door garden flat forming part of a handsome Georgian mid terraced house. The property is located in the highly desirable residential area of Trinity, within easy reach of a number of local amenities, the vibrant area of the Shore and the City Centre. To the front of the property is a south/west facing private split-level garden with a lawn area and patio as well as unrestricted on street parking.

The accommodation is well proportioned and bright; and has recently had some cosmetic upgrading to the internal décor which is complemented by modern fixtures and fittings in the kitchen/breakfast room and bathroom.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood and fridge/freezer are included in the sale price.

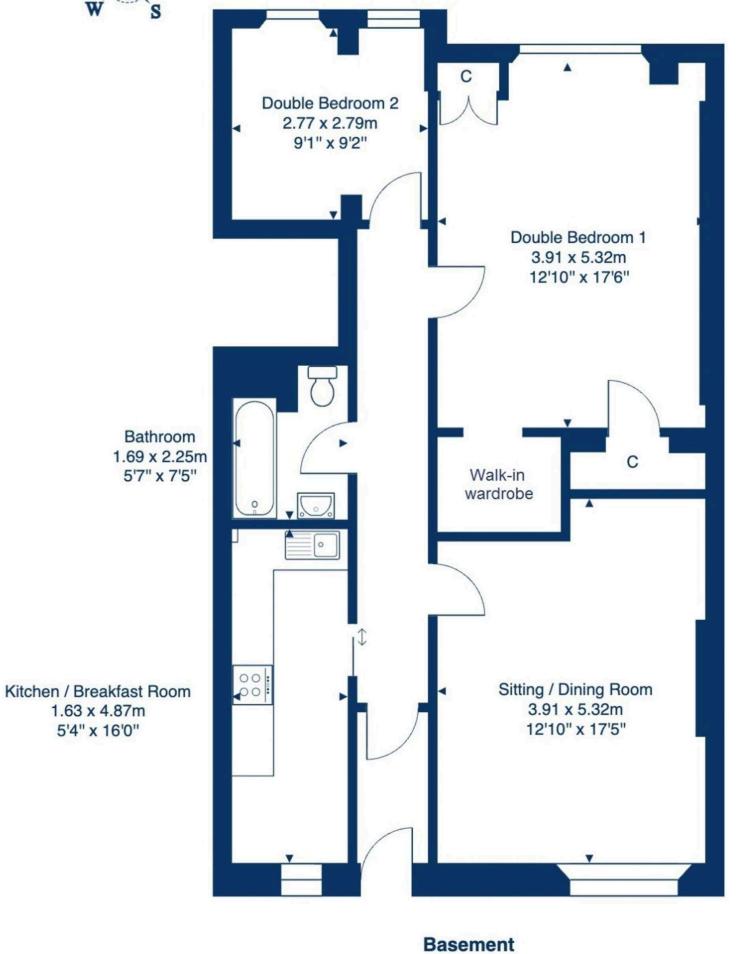




Location

Newhaven is an established residential area north of the city centre. There are fantastic local amenities including a 24-hour ASDA superstore and Ocean Terminal, with many high-street stores and restaurants, a multi-screen cinema and a 24-hour gym is just a short drive away. Leith is also close by and offers a wide range of shops, bars, and restaurants. For recreational facilities there is the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. Delightful walks can be enjoyed along Newhaven's waterfront extending to Granton and towards Cramond Beach. There are excellent bus services to and from the city centre and the tramline, which will terminate in Newhaven will provide direct links to the airport via the city.

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Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.