



Delightful

Two bedroom, first floor flat



Situated on a peaceful residential street in the ever-popular coastal district of Newhaven, this delightful two-bedroom first floor flat offers a wonderful blend of period character and modern comfort. The property retains a range of attractive traditional features including elegant cornicing, picture rails, high ceilings, Edinburgh Press cupboard, original flooring and a beautiful fireplace with gas flame fire, creating a home full of charm and character. The bright and spacious lounge is enhanced by twin windows which allow an abundance of natural light to flood the room. The generous proportions also provide ample space for both comfortable seating and a dining area, making it ideal for everyday living and entertaining alike. The attractive kitchen is fitted with modern units and a range of appliances, complemented by splashback and practical tiled flooring, providing a well-designed and functional space for cooking. There are two well-proportioned double bedrooms, one of which benefits from a fitted wardrobe and a traditional Edinburgh Press, adding further character and useful storage. The property also includes an attractive bathroom with tiled walls and floor, together with the convenience of a separate WC. Externally, residents have access to a communal garden to the rear, offering a pleasant outdoor space to relax. On-street parking is available to the front of the property. This charming flat combines traditional features with modern living in a quiet yet convenient location, close to the waterfront, local amenities and excellent bus and tram links to the city centre.

Key Features

- Communal stair
- Hall, with storage
- Dining lounge
- Kitchen
- Two double bedrooms
- Bathroom
- WC
- Double glazing
- Gas central heating
- Communal garden
- On-street 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 and cooker are included in the sale (no warranties given).

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

£230,000

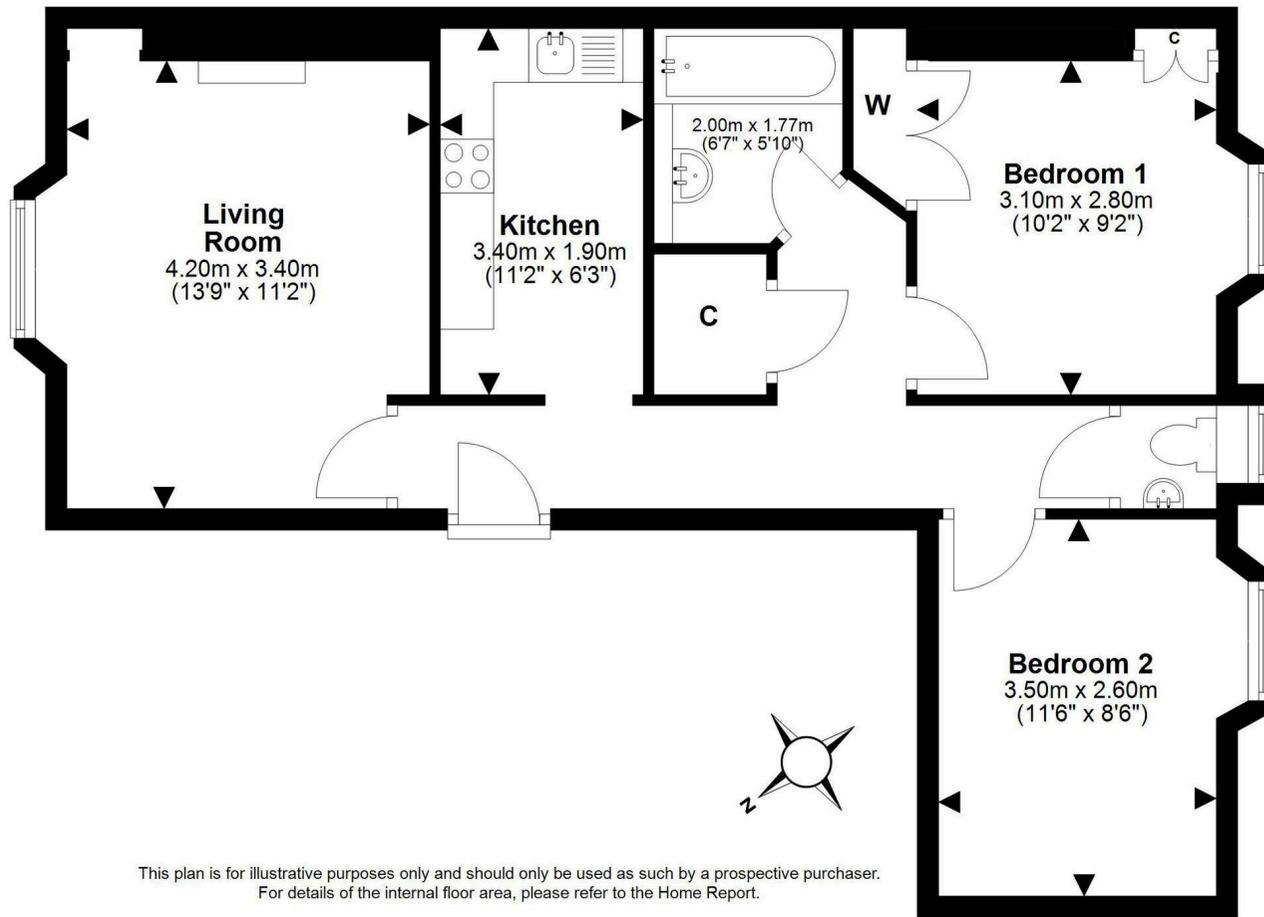
EPC Rating

C

Tenure

Freehold





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

ēspc CHARTERED FIRM

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

rightmove

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.