


COULTERS[®]

246/4 NEWHAVEN ROAD

NEWHAVEN, EDINBURGH, EH6 4LH

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular seaside suburb of Newhaven, this stylish top floor flat offers beautifully presented accommodation with a contemporary feel while retaining a number of charming original features. The property enjoys a fantastic coastal setting and is ideally suited to professionals, families or those looking for a spacious home close to excellent local amenities and transport links.

KEY FEATURES



A stylish top floor flat located in the seaside area of Newhaven.



Three bedrooms.



Well maintained shared rear garden.



Unrestricted on street parking.



Fantastic local amenities and Newhaven Harbour nearby.



Within walking distance of a tram stop.



EPC Rating - C



Council Tax Band - C





The heart of the home is the impressive open plan sitting room and kitchen, a wonderfully bright and airy space enhanced by a large bay window framing attractive sea views. The kitchen flows seamlessly into the living area, creating an ideal setting for both relaxing and entertaining. There are three well-proportioned bedrooms, two of which are generous doubles overlooking the shared rear garden, providing a peaceful outlook. The accommodation is completed by a stylish three-piece bathroom and a practical utility cupboard located off the hallway, offering excellent additional storage.

This superb property combines character, style and coastal living in one of Edinburgh's most sought-after waterfront neighbourhoods.





THE LOCAL AREA

Newhaven is located in the northwest part of Edinburgh. The location of Newhaven provides it with scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge.

Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven. The village is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.

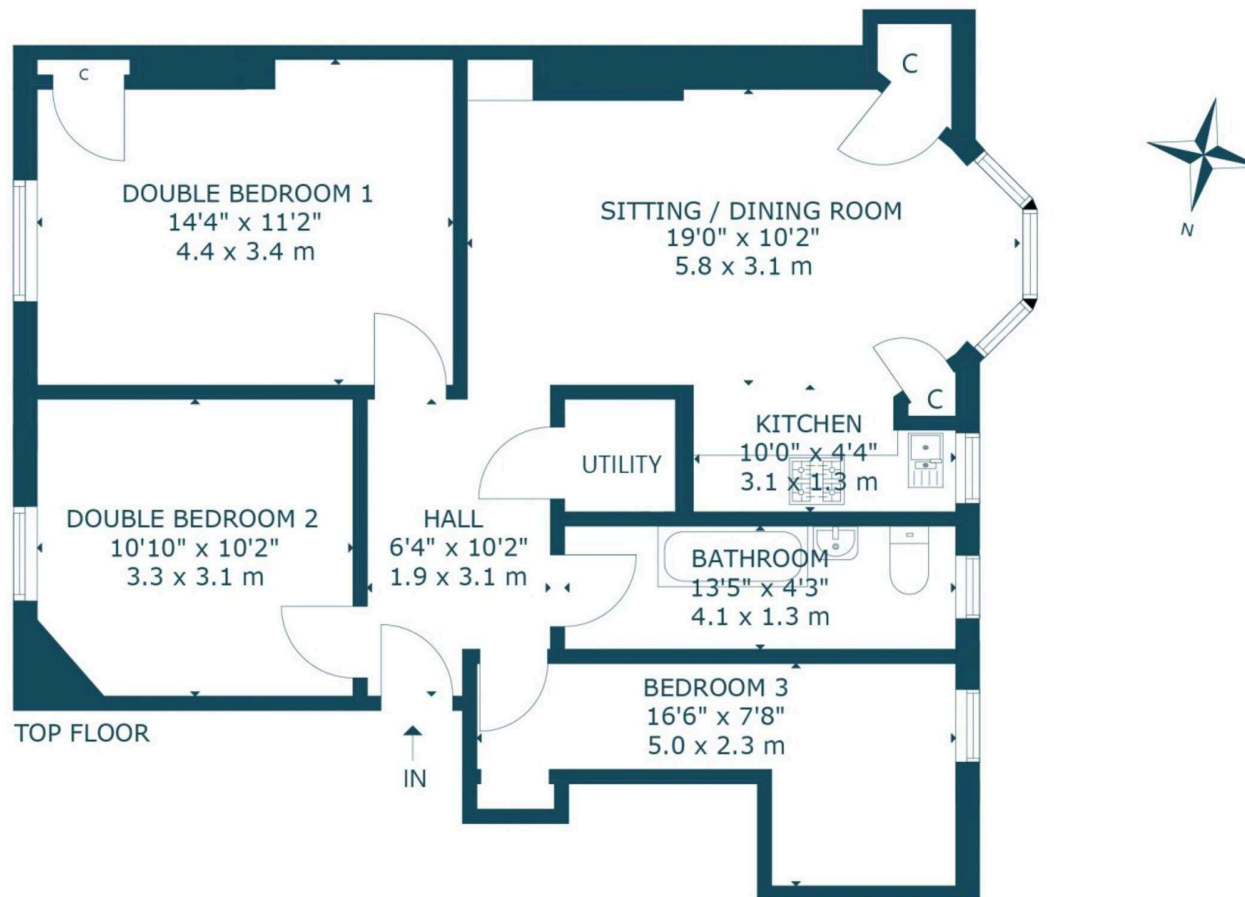


EXTRAS

The blinds, light fittings, integrated kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £280,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 73 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.