










Offers Over
£185,000

2/3 Great Michael Rise

Newhaven | Edinburgh | EH6 4JB

A fantastic opportunity has arisen to acquire this attractive two-bedroom first floor flat situated in a quiet residential pocket of the vibrant Newhaven district. Offering easy access to excellent local amenities and transport links, including a nearby tram stop, the property will undoubtedly appeal to first-time buyers, couples, and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared rear garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation opens with an inviting entrance hallway, benefitting from both a cloak cupboard and a separate linen cupboard, providing excellent storage. The lounge/diner is bright and spacious, enjoying a dual aspect which allows for an abundance of natural light. There is ample room for dining furniture, and access to a private balcony further enhances the living space. The well-kept kitchen is fitted with a range of integrated and freestanding white goods, complemented by partial tiling in splash areas. Additional features include a pantry cupboard and a separate cupboard housing the boiler, with the kitchen finished in white units and wooden worktops. There are two well-proportioned double bedrooms. The principal bedroom is a generous space featuring original floorboards and plenty of room for freestanding furniture. The second bedroom is also a good-sized double and benefits from an integrated wardrobe. The modern bathroom is fitted with a rainfall shower over bath, complemented by a partially splash-panelled surround.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, residents can enjoy shared garden grounds to the rear, along with unrestricted on-street parking available for both residents and visitors. A private storage cupboard is also located within the communal close on the ground floor.

Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





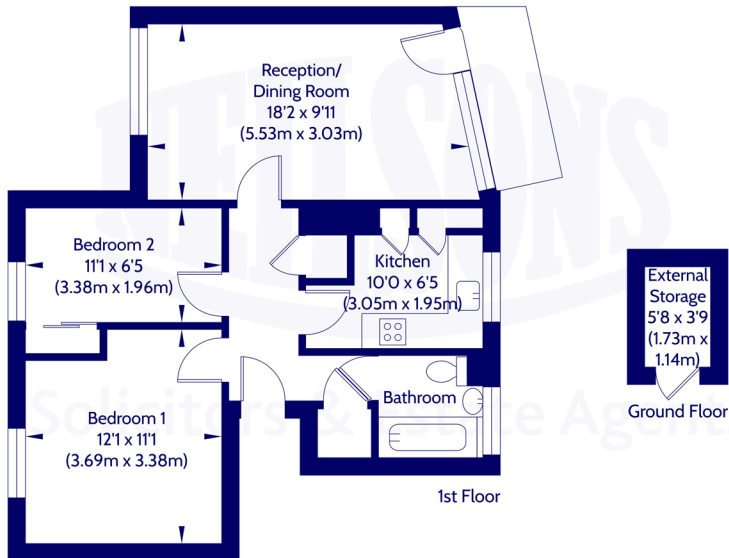
Location

Nestled between Leith and Trinity, the historic coastal district of Newhaven is situated approximately two miles to the north of Edinburgh City Centre. The property is well served for local amenities with Ocean Terminal providing high street shops, a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, a 24-hour Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are less than one mile away. David Lloyd gym is also a short walk away. Nearby greenspaces include Victoria and Starbank Parks, and the property benefits from easy access to a range of walking and cycling paths. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst motorists can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 54 Sq M / 577 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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