



Packed with period features

Three-bedroom, B-Listed, upper colony flat



Attractive, three-bedroom, B-Listed upper Colony flat situated on a quiet street in the popular Newhaven area of Edinburgh. This property is packed with period features and requires some modernising, offering a fantastic opportunity to add value. The property is ideal for those looking for a traditional property with private garden and car parking quietly situated amongst similar characterful buildings. The charming sitting room sits to the front of the property and has sanded and polished wooden flooring, display alcove, attractive cornicing, ceiling rose and an eye catching gas flame fire (not in working order and sold as seen). To the rear, with a pleasing outlook, is a large double bedroom. Also on this level is the kitchen with a window to the rear, fitted with a range of upper and lower units and appliances. On the upper floor there is a generous bedroom with a Velux window, a second single bedroom/study and a bathroom with eaves storage. There is a private garden to the front of the property, with an area of lawn, large garden shed and off-street parking. There is also an external under-stair store.



Key Features

Vestibule and hallway

Sitting room (virtually staged, please note fireplace not in working order)

Kitchen

Master bedroom

Two additional bedrooms

Bathroom

Excellent storage

Period features

Gas central heating and double glazing

External store

Generous private garden

Off-street parking



Newhaven

Newhaven enjoys a highly desirable waterfront setting on the shores of the Firth of Forth, approximately two miles north of Edinburgh City Centre. This vibrant district offers an excellent range of amenities, including independent cafés, artisan bakeries, local shops, supermarkets and a selection of well-regarded bistros and restaurants. Close by lies Shore area of Leith, renowned for its cosmopolitan atmosphere, waterfront bars and cafés. The area is well suited to those who enjoy an active outdoor lifestyle. Scenic walks can be enjoyed along the waterfront promenade, with routes extending towards Cramond and the coastline, while the nearby Water of Leith Walkway provides attractive riverside paths connecting to many parts of the city. An extensive network of cycle paths and pedestrian routes offers convenient traffic-free access throughout Edinburgh and beyond. Newhaven also benefits from excellent transport links. The nearby tram stop, provides fast and convenient connections to Edinburgh City Centre, Haymarket, Murrayfield, Edinburgh Park and Edinburgh Airport. Regular bus services enhance connectivity, an ideal base for commuters and those wishing to enjoy all that the capital has to offer.



Extras

All fitted floor coverings, curtains, blinds, light fittings, gas cooker, washing machine, fridge, freezer and shed 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

D

Home Report Valuation

£350,000

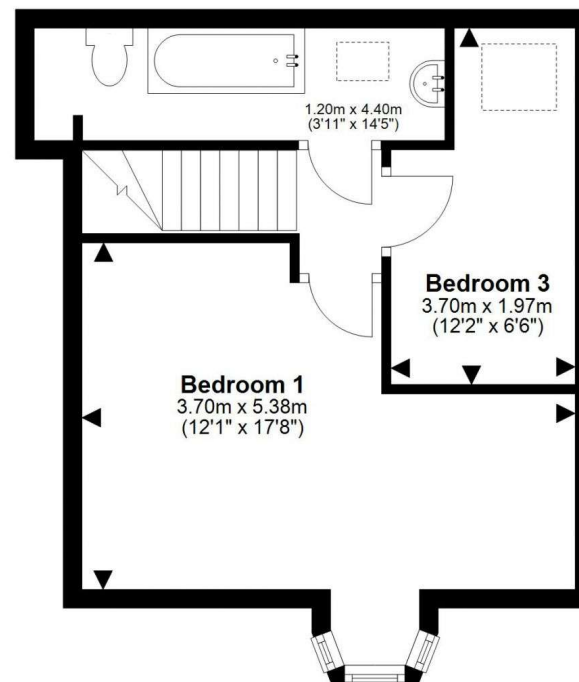
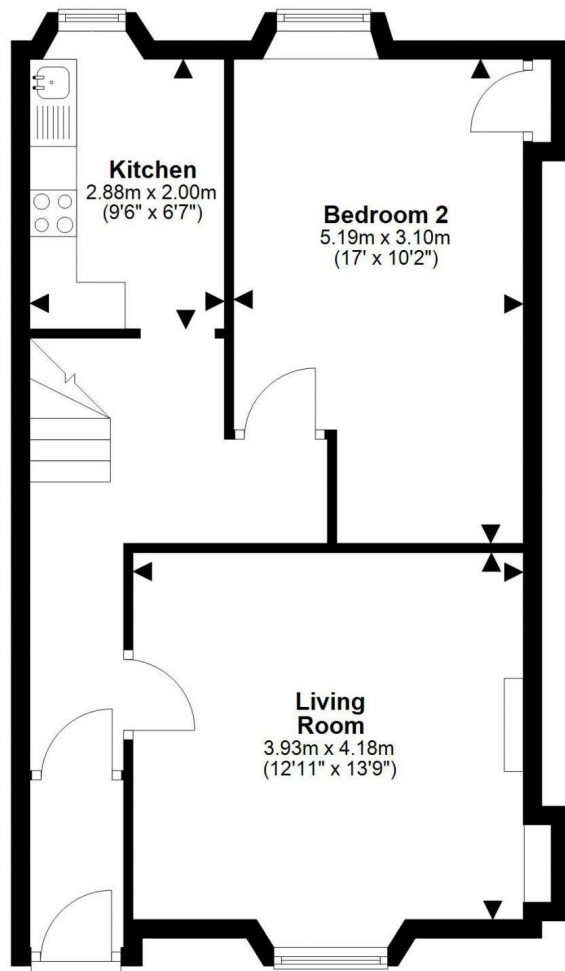
EPC Rating

C

Tenure

Freehold





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.



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