

COULTERS[©]



113/5 LINDSAY ROAD

NEWHAVEN, EDINBURGH, EH6 4TU

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

113/5 Lindsay Road is a most attractive, well presented top (2nd) floor flat, forming part of an established modern development in popular Newhaven. The property has been a successful investment property, but is now ready for its exciting new chapter of ownership.

The lovely dual aspect sitting room has an outlook to the rear of the property with laminate flooring.

KEY FEATURES



Well presented, attractive and engaging 2nd floor flat.



Two spacious double bedrooms, one with en-suite.



Well maintained communal grounds.



Residents parking.



Located a short walk from the waterfront.



Local amenities nearby.



EPC Rating - C



Council Tax Band - D



Fitted with wall and base mounted cabinetry, the kitchen/dining room also looks out to the rear of the property. The kitchen appliances comprise: gas hob, oven, washing machine and fridge/freezer. As well as space for a table and chairs, there is also a good sized storage cupboard. There are two well proportioned double bedrooms which both benefit from fitted wardrobes. Double bedroom one also has an en-suite shower room, fitted with shower enclosure, WC and wash hand basin. There is also a family bathroom, fitted with a bath (and mains shower over), WC and wash hand basin. Two good sized storage cupboards are located in the hall and there is an attic overhead.

Externally, the communal grounds are well tended, mainly laid with lawn. Residents' parking is available within the development.





THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, The Shore and Newhaven are characterised by its narrow, cobbled streets and continental-style waterfront. It is renowned for its buzzing arts and social scene, which is fueled by fabulous trendy bars and award-winning eateries, including three Michelin-starred restaurants. For foodies, Leith Market, on every Saturday at Dock Place, is the perfect place to pick up fresh local produce and delicious street food. Nearby Ocean Terminal, which is currently undergoing a major regeneration project, is home to a Vue Cinema, high street shops and gym as well as a number of restaurants. Major supermarkets including an Asda Superstore are also close by. Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pool, fitness classes and a state-of-the-art gym. Excellent transport links are immediately available with regular buses and trams taking you into the City Centre and onto Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The furniture can be included in the sale if required.

The development is factored by Ross and Liddell with an approximate monthly cost of £85 (including buildings insurance, stair cleaning and gardening).

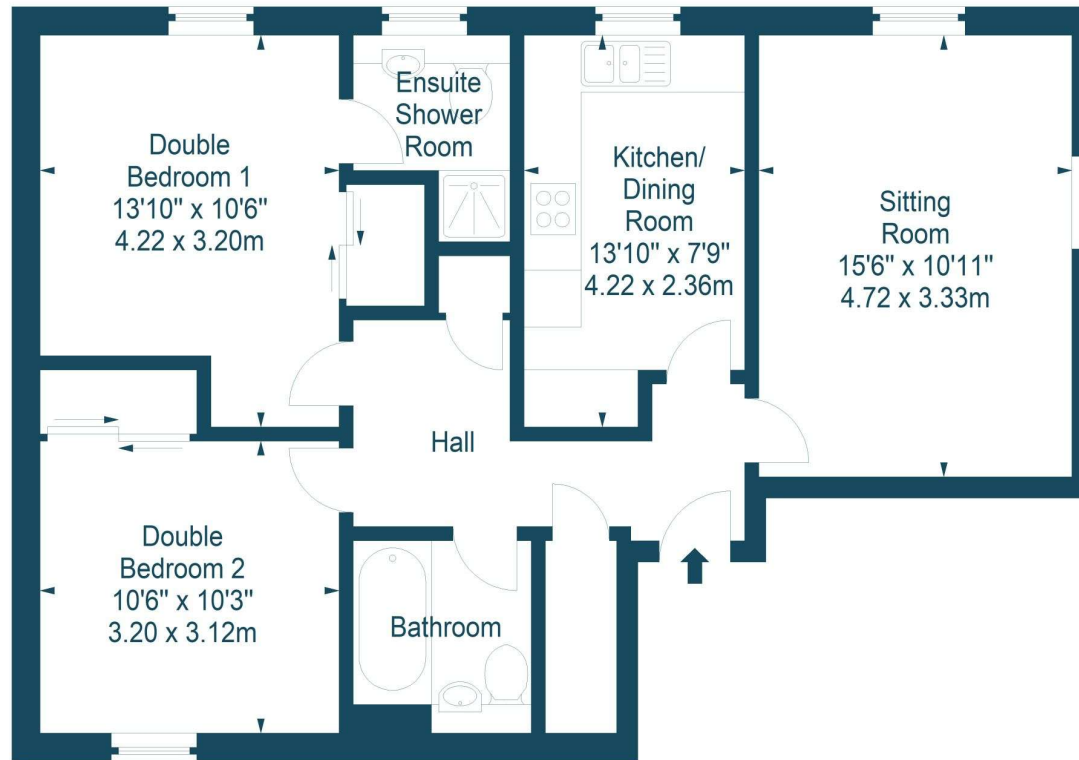
HOME REPORT VALUATION: £230,000



Lindsay Road,
Edinburgh,
Midlothian, EH6 4TU



Approx. Gross Internal Area
754 Sq Ft - 70.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

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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.