



9/6 Newhaven Main Street
Newhaven, EH6 4NA

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Sitting Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Shower Room
- Private Balcony
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating –C



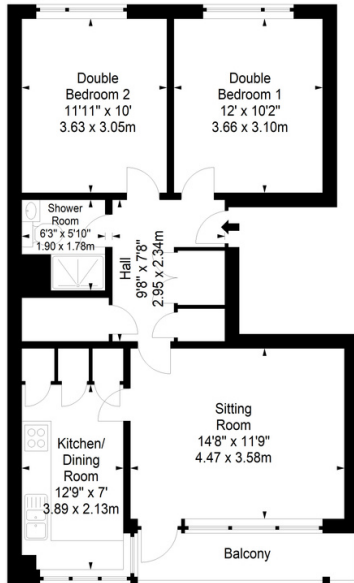
This well-presented second-floor flat is situated within a well-maintained development on the peaceful Newhaven Main Street, enjoying views over the Firth of Forth. The property is ideally located close to a wide range of local amenities, including Asda Superstore and Ocean Terminal, which offers an excellent selection of shops, restaurants, a gym, and a cinema. There is excellent public transport links via bus and tram that provides access to the city centre and Edinburgh Airport. The accommodation comprises; a welcoming entrance hallway, bright and spacious sitting room with direct access to the balcony, separate kitchen/ dining room, two generously proportioned bedrooms and a shower room. Externally, there is a communal drying green to the rear of the property and there is a resident's carpark that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



Newhaven Main Street,
Edinburgh,
Midlothian, EH6 4NA



Approx. Gross Internal Area
687 Sq Ft - 63.82 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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