



GREAT MICHAEL
RISE

20/5 Great Michael Rise
NEWHAVEN | EDINBURGH | EH6 4JB


warners
solicitors & estate agents



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Nestled on a quiet street in the heart of Newhaven, moments from the waterfront, excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting a balcony, views over the water, a useful external store, manicured communal gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright dual aspect lounge with generous dining space and South facing balcony off, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

- Spacious top floor apartment on quiet street
- Heart of Newhaven location, close to waterfront and harbour
- Welcoming hallway with storage cupboard
- Bright dual aspect lounge with south facing balcony
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom with shower over bath
- Private ground floor storage
- Communal gardens

Energy Rating C, Council Tax B

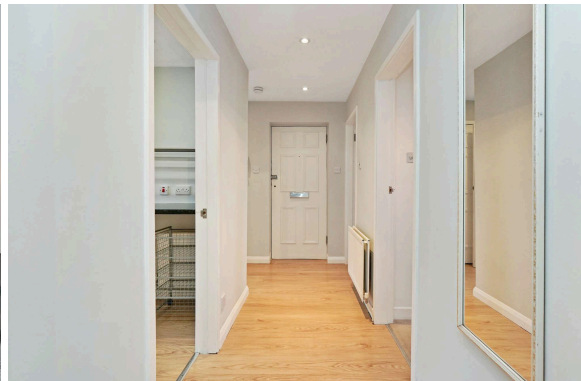
All fixtures, fittings, integrated appliances and the bathroom mirror are included in the sale.

The freestanding fridge/freezer, washing machine, beds, sofa, TV unit, dining table and chairs and other mirrors may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.





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.