



# 255 (2F2) Newhaven

Edinburgh EH6 4LQ



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34sqm

EPC

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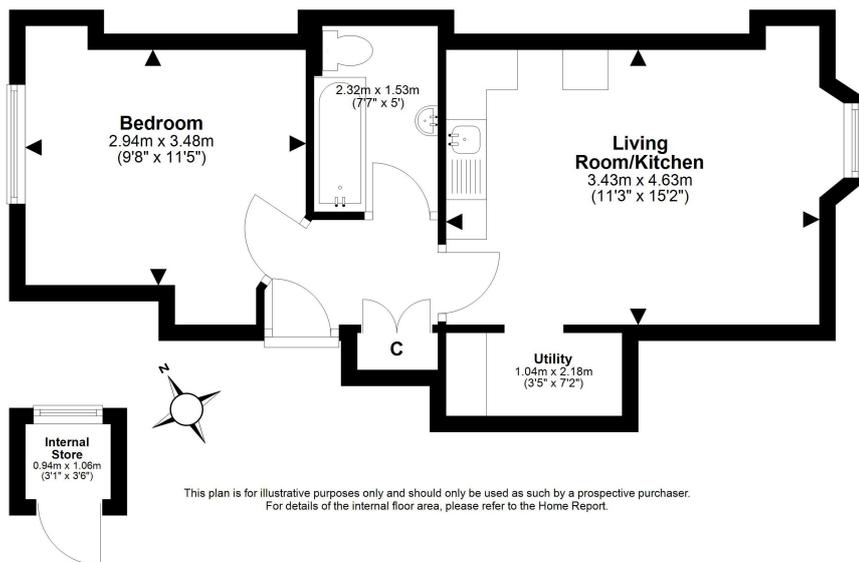
**AS** Anderson  
Strathern



This bright top floor flat of approximately 34 sqm sits within a traditional early 1900s tenement and enjoys excellent natural light throughout. Some redecoration would enhance its presentation and allow a new owner to make the most of its generous ceiling heights and character.

The open plan living room and kitchen offer a practical layout with space for dining, while the double bedroom is quietly positioned. A three piece bathroom and a spacious entrance hall complete the accommodation.

The property further benefits from timber double glazed windows, electric heating, a private store off the landing, and access to a shared rear garden. With efficient use of space and appealing period features, the flat suits first time buyers and investors alike.



## Extras

The items included in the sale of the property are the fitted floor coverings, integrated appliances, light fittings, and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is sold as seen.

Council Tax band B

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

## Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

## Property features

- Great potential
- Dual exposure
- Plentiful storage
- Double glazing
- Electric heating



**Edinburgh**  
58 Morrison St  
EH3 8BP  
0131 270 7777

**Glasgow**  
50 George Sq  
G2 1EH  
0141 242 6060

**Haddington**  
14 Court St  
EH41 3JA  
01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

**Kirkwall**  
N8 Laing  
Street  
KW15 1NW  
07484 906800



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