



8 Park Road

Newhaven, EDINBURGH, EH6 4LF



VMH ESTATE AGENTS



Generous end of terrace villa offering flexible family accommodation in the Newhaven area

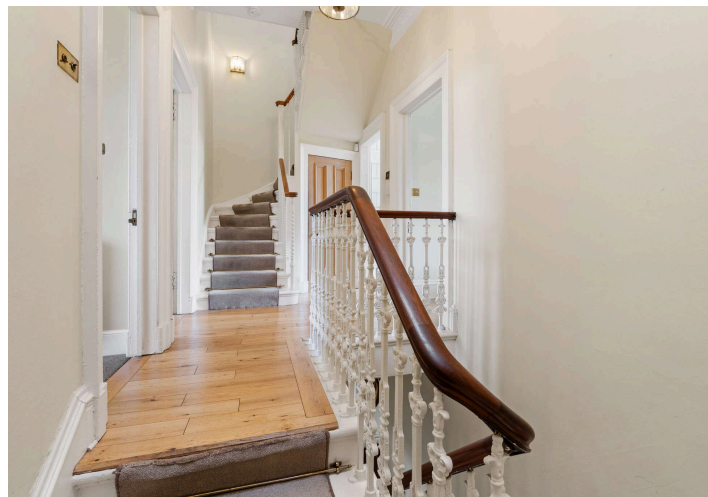
- Sitting room & drawing room
- Kitchen & dining room
- Principal bedroom with en-suite
- Walk in wardrobe
- 4 further double bedrooms
- Family bathroom & wc/utility room
- Stunning views of Newhaven Harbour
- Flexible family accommodation
- Front & rear gardens
- Gas central heating & double glazing

Offers Over:

£850,000



Further information can be found in the home report.



🏠 About the Property

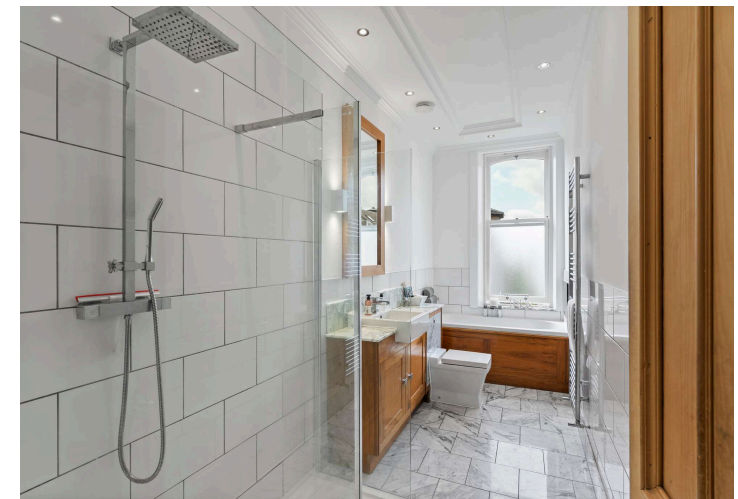
Impressive 5 bedroom end terraced villa offering flexible and spacious family accommodation over three levels, with stunning views across Newhaven harbour and the Firth of Forth towards Fife.

This bright and well presented home combines generous living space with versatile rooms ideal for modern family life, home working or guest accommodation.

Conveniently located close to excellent local amenities, schools and transport links, the property further benefits from gardens to the front and rear and a highly sought after setting.

⊕ Extras

To include all fitted flooring, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen & utility room - range cooker, cooker hood, fridge/freezer, dishwasher and washing machine.





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Striking 5 bed end-terraced villa set over three spacious levels, with breathtaking views across Newhaven Harbour and the Firth of Forth

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📍 Location

Newhaven is an established residential area north of the city centre. There are fantastic local amenities including a 24-hour ASDA and Ocean Terminal, with high-street stores and restaurants, a multi-screen cinema and a 24-hour gym just a short drive away. Leith is also close by and offers a wide range of shops, bars, and restaurants. For recreational facilities there is the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. Delightful walks can be enjoyed along Newhaven's waterfront extending to Granton and towards Cramond Beach. There are excellent bus services to and from the city centre and the tramline provides direct links to the airport via the city.



Floor Plan

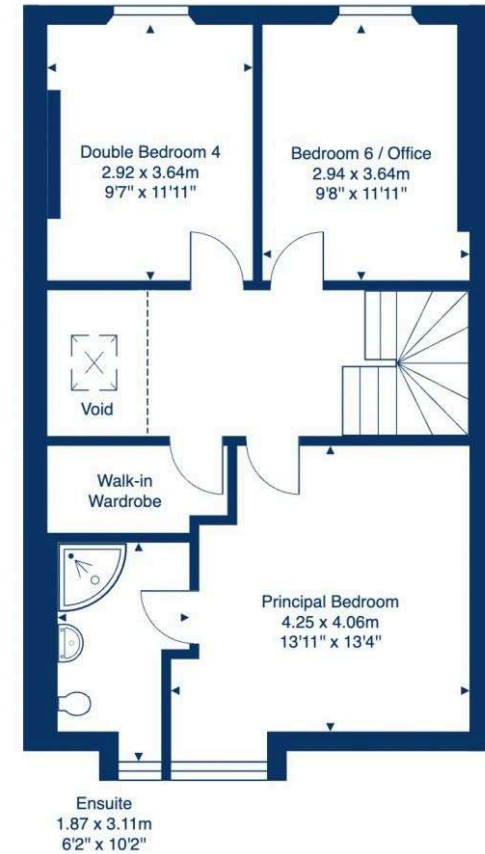
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Ground Floor



First Floor



Second Floor

Total Area: 186.4 m² ... 2006 ft² (excluding void)

All measurements are approximate and for display purposes only.





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