

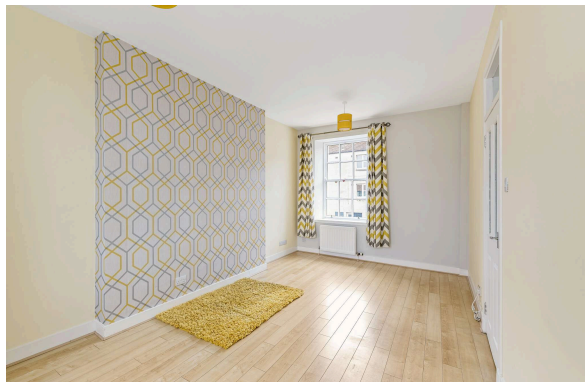


22 Newhaven Main Street  
NEWHAVEN | EDINBURGH | EH6 4TA

  
**warners**  
solicitors & estate agents



DISABLED



## 22 Newhaven Main Street

NEWHAVEN | EDINBURGH | EH6 4TA

Beautifully presented and bright end terraced, two-bedroom property, located in the sought after Newhaven area, near the Waterfront in the North of Edinburgh.

The property would make an excellent investment for a variety of buyers first and comprises of a spacious entrance hallway on the first floor with storage, a bright and spacious dual aspect living/dining room, a contemporary kitchen fitted with modern units and integrated, and space for, appliances.

There are two double bedrooms on the ground floor, one with direct access to the private, enclosed rear garden, and completing the accommodation is the stylish shower-room with vanity drawer sink unit and dual headed mains shower.

The property also benefits from gas central heating and double glazing, and externally a cellar store, a private enclosed rear garden and on street parking.

- Beautifully presented and modern end of terrace
- Bright, dual aspect living/dining room
- Modern fitted dining kitchen
- Two bedrooms, one with direct access to enclosed rear garden
- Contemporary shower room
- Gas central heating
- Double glazing
- External store
- Residents and on-street parking

Energy rating: D , Council Tax band: C  
No factor associated with this property

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale, the sale will also include the washing machine.

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 out with. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.

