



42 (PF1) Hawthornvale, Newhaven, Edinburgh, EH6 4JW
Well-presented two-bedroom ground floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

42 (PF1) Hawthornvale is a well-presented and spacious two-bedroom ground floor flat superbly situated in the popular Newhaven area with excellent local amenities and public transport links on the doorstep. The property has been renovated to modern standard and would suit a range of buyers including first time buyers, downsizers, professionals, investors or as a pied-à-terre.

Entrance hall; bright and spacious living room / dining room with feature fireplace surround; fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms; shower room; and separate WC.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Shower room. WC.

Gas central heating. Sash and case windows. Well-maintained communal rear garden. Unrestricted on street parking.

LOCATION

Hawthornvale is situated in the heart of the popular residential area of Newhaven, neighbouring Trinity, The Shore and Leith, approximately 2 miles north-west of the

city centre. Once a traditional fishing village, Newhaven retains its maritime charm while offering all the conveniences of modern city living. A 24hr Asda Supermarket in close proximity makes shopping easily accessible along with a selection of welcoming bars and excellent restaurants at the nearby Newhaven Harbour. The David Lloyds Gym and leisure centre is also close by. Ocean Terminal retail and leisure complex provides some high street shops, Vue cinema, gym, restaurants, and cafes. Victoria Park with its bowling and tennis courts are easily accessible as are the Royal Botanic Gardens and Inverleith Park. Pleasant walks and cycle routes can be enjoyed along the Water of Leith Walkway as well as Wardie Bay. The cosmopolitan Shore area, recognised for its unique waterfront and historic setting is also within short walking distance. The area is well served by public transport, with several bus routes and a tram terminal just across the road, providing swift access to the city centre and direct links to Edinburgh Airport. Catchment schools include Victoria Primary, Holy Cross RC Primary and Trinity Academy and St Thomas of Aquin's RC High School with private schooling available nearby.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

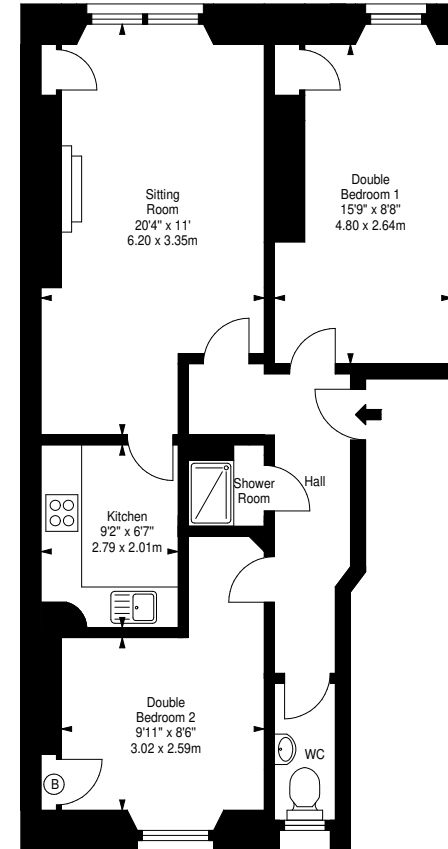
The property has a Council Tax Band **B**

The property has an Energy Rating Category **D**
Tenure Freehold

**Flat 1,
42 Hawthornvale,
Edinburgh,
Midlothian, EH6 4JW**



Approx. Gross Internal Area
661 Sq Ft - 61.41 Sq M
For identification only. Not to scale.
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Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.