

**56 Newhaven Road
Edinburgh EH6 5QB**

Offers Over £595,000

- Large living/dining room featuring working fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and integrated appliances
- Four double bedrooms
- Family bathroom fitted with roll top bath, walk in shower and three-piece suite
- Shower room
- W.C
- Utility room
- Gas central heating and double glazing throughout
- Private garden to rear
- Free on-street parking

**Council Tax Band: D
Tenure: Freehold**



Terraced

Blair Cadell are delighted to bring to the market this beautifully presented four-bedroom terraced home. Finished to an exceptional standard throughout and ideally located with excellent access to local amenities, this impressive property is offered in true turnkey condition. Early viewing is highly recommended to avoid disappointment.

The accommodation is centred around a spacious and elegant living/dining room, featuring a working fireplace that forms the heart of the home and provides the perfect space for relaxing or entertaining family and friends. The modern kitchen is well appointed with a range of floor and wall-mounted units, gas hob, double oven, and an excellent selection of integrated appliances. The property boasts four generously sized double bedrooms arranged over two floors, with the principal bedroom further enhanced by a decorative fireplace and charming working window shutters. The stunning family bathroom is fitted with a beautiful roll-top bath and a walk-in shower with rainwater shower head. In addition, there is a separate shower room with an electric walk-in shower. The stairwell is flooded with natural light from an impressive cupola above and is further enhanced by attractive stained-glass windows. A practical utility room provides additional storage, and there is also a convenient WC. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the home enjoys a beautifully maintained private rear garden with raised beds, a patio area, ideal for summer barbecues. Free on-street parking is readily available.

Leith is renowned for its vibrant atmosphere and offers an exceptional selection of eateries, including Michelin-starred restaurants, cosy cafes, and charming wine bars. Everyday conveniences are within easy reach, with major supermarkets and Ocean Terminal nearby, providing a gym, cinema, and additional shopping options. For outdoor enthusiasts, the area boasts several open-air recreational facilities, public parks, and the picturesque village and harbour of Newhaven, perfect for a leisurely afternoon stroll. Excellent transport links, including the city bypass just a short drive away, offer easy access to destinations further afield.

Viewing by appointment on 0131 337 1800

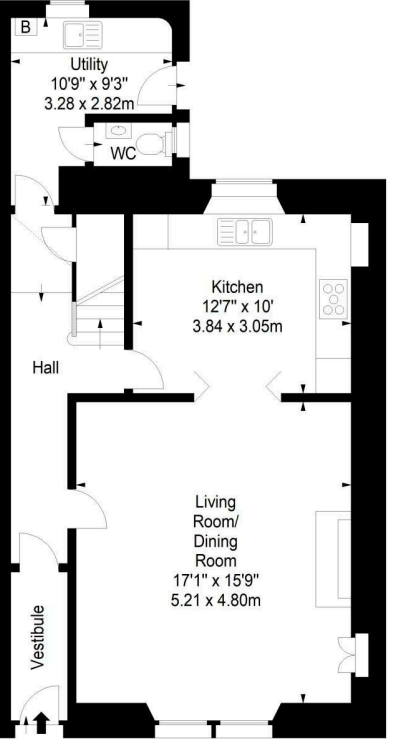
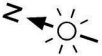




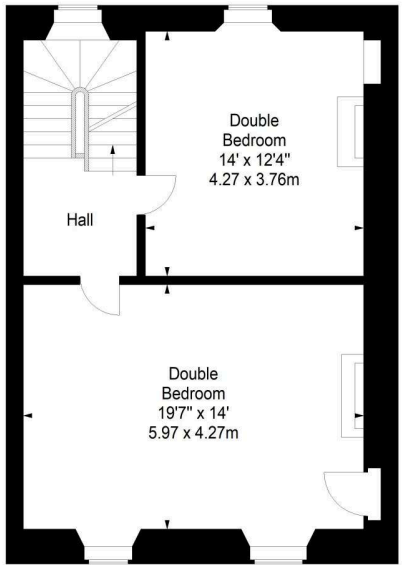
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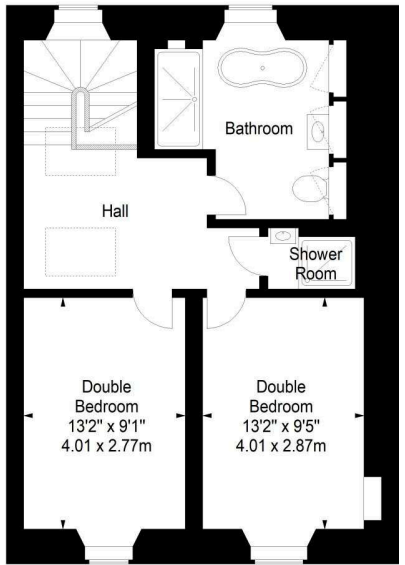
Approx. Gross Internal Area
1777 Sq Ft - 165.08 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Second Floor



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