



199/11 Lindsay Road  
NEWHAVEN | EDINBURGH | EH6 6ND

  
**warners**  
solicitors & estate agents



## 199/11 Lindsay Road, Newhaven

NEWHAVEN | EDINBURGH | EH6 6ND

Set within the sought-after waterfront district of Newhaven, this beautifully presented two-bedroom flat on Lindsay Road offers stylish and contemporary living with the added benefit of private parking. The property combines modern interiors with excellent local amenities and transport links close at hand.

The heart of the home is the bright and spacious open plan living room and kitchen, creating an ideal space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of floor and wall-mounted units, generous worktop space and breakfast bar perfect for casual dining and everyday use.

The principal bedroom is generously proportioned and benefits from an en-suite, while the second double bedroom offers flexible accommodation for guests, family or home working. A main shower room completes the accommodation.

- Third floor two bedroom flat
- Accessed via a secure entry system
- Allocated parking in a secure garage
- Close to local amenities
- Excellent transport links
- Shared communal garden
- Property further benefits from Gas central heating and double glazing

Energy Rating B and Council Tax E

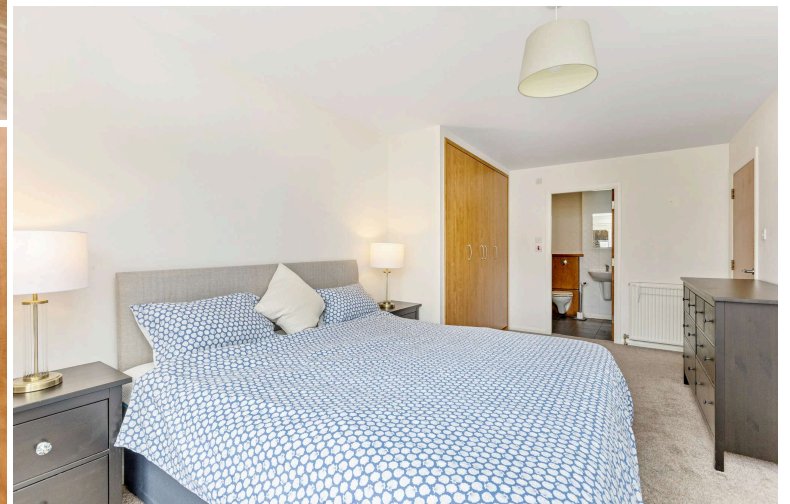
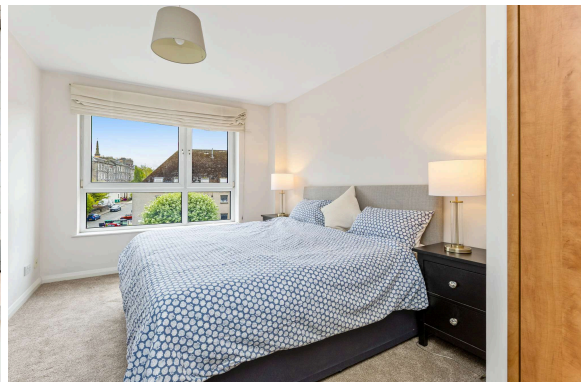
Factor fee approximately £400-500 per quarter payable to Hacking & Patterson.

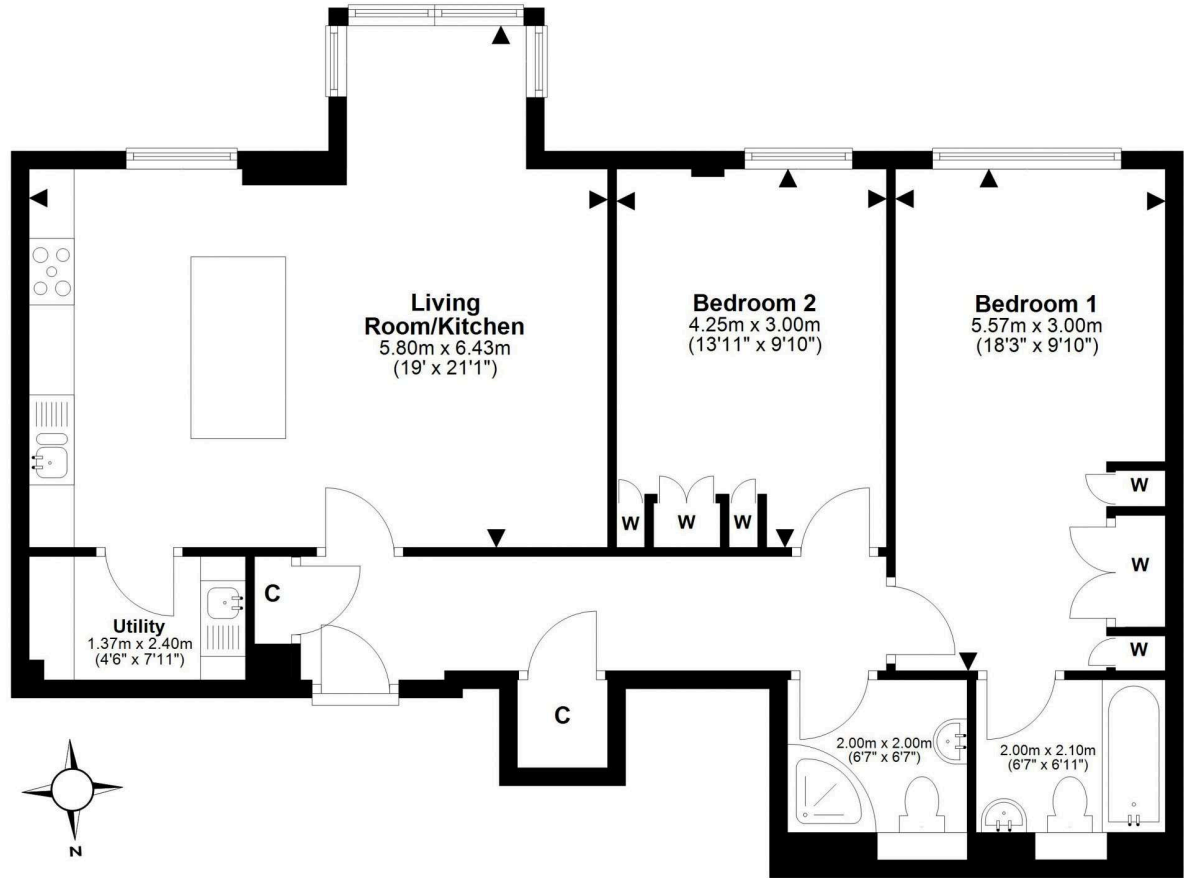
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All curtains, blinds, and kitchen appliances will be included in the sale. Furniture may also be included in the sale under separate negotiation.

Newhaven is a vibrant and highly sought-after coastal district located to the north of Edinburgh's city centre. Steeped in maritime history, the area perfectly blends traditional charm with modern waterfront living, offering an excellent range of local amenities including popular cafes, restaurants, independent shops and supermarkets. Residents can enjoy scenic walks along the harbour and nearby waterfront, while the picturesque Victoria Park and cycle paths provide excellent outdoor leisure opportunities. The area benefits from superb public transport links, including the tram extension connecting Newhaven directly to the city centre and Edinburgh Airport, making it an ideal location for commuters and professionals alike. With its strong sense of community, attractive shoreline setting and ongoing regeneration, Newhaven continues to be one of Edinburgh's most desirable places to live.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.