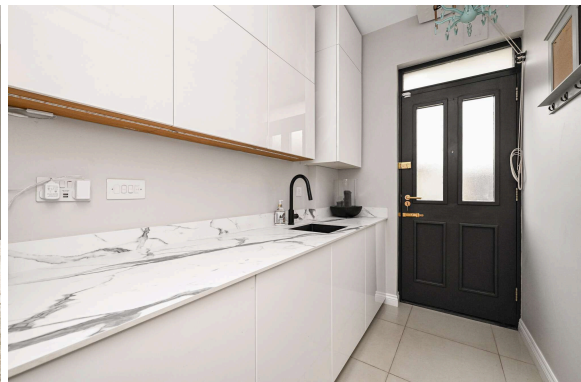




4 Windrush Drive  
NEWHAVEN | EDINBURGH | EH6 4TN

**warners**  
solicitors & estate agents



## 4 Windrush Drive

NEWHAVEN | EDINBURGH | EH6 4TN

Warners are delighted to present to the market this absolutely stunning townhouse offering flexible accommodation to four bedrooms and located in the highly regarded area of Newhaven, lying to the north of Edinburgh city centre.

The property is beautifully presented and bright, allowing for an abundance of natural light, and comprises on the ground level of an entrance hallway with fantastic storage, two bedrooms, a utility room giving access to the south west facing rear garden, and a shower room completes the accommodation on this level. The mid level boasts an immaculate living room with app controlled feature fireplace and media wall, a contemporary dining kitchen fitted with a range of appliances and high spec fixtures and fittings including integrated coffee maker and warming drawer, and handy wc, and the principal suite on the upper level is a generous and bright space with fitted mirrored wardrobes and en-suite bathroom with 3/4 bath with shower attachment, and a further double bedroom with en-suite shower room completes this lovely home.

The property further benefits from double glazing, gas central heating, private landscaped garden to the rear with stunning decking, private front garden and fob controlled entry to residents carpark. Located close to a range of restaurants at The Shore and a great variety of shops and leisure facilities nearby, this sought after property must be viewed to fully appreciate the quality of accommodation on offer.

- Stunning townhouse offering flexible accommodation to four bedrooms
- South west facing enclosed rear garden and private front garden
- High spec finishes throughout
- Two en-suite bedrooms
- Fob controlled access to underground carpark

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



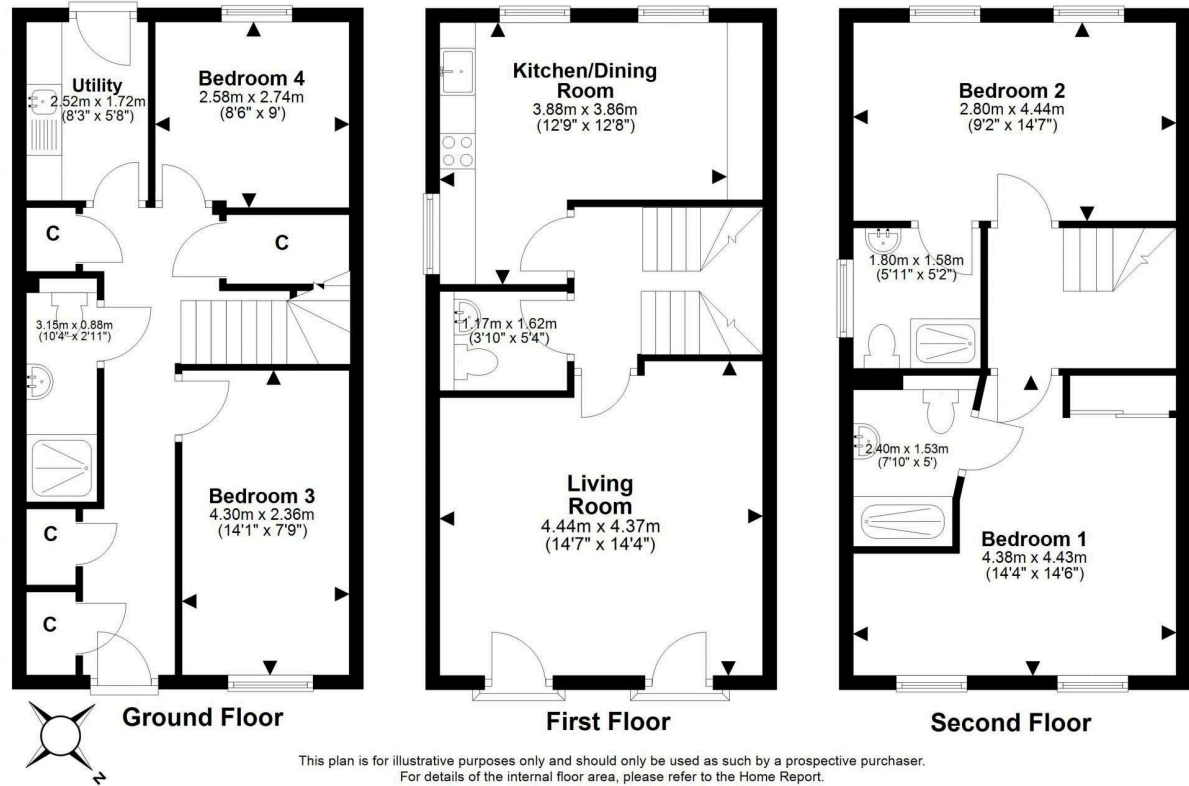
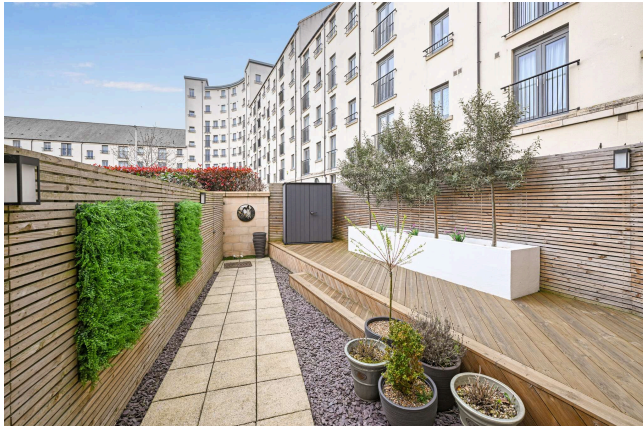
The bespoke curtains in the livingroom are available by separate negotiation. Please note the chandelier on the top landing is not included in the sale.

Energy rating B. Council Tax Band F.

FACTOR: A quarterly charge of approximately £35-£39 is payable to James Gibb for the upkeep of the communal areas,

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





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