

6 Hawthornvale  
Newhaven, Edinburgh, EH6 4JL





## Land with planning permission for 4 high-end apartments available with material start order

- Plans approved for 4 new high-end apartments, including:
- 1 x 125 sqm Penthouse over 2 floors
- 3 x 72 sqm 2 bedroom apartments
- Generous freehold plot
- Off-street parking
- Desirable location close to amenities
- Close to Newhaven harbour & Tram terminus
- Fantastic opportunity for developers

Offers over : £250,000

# About the Property

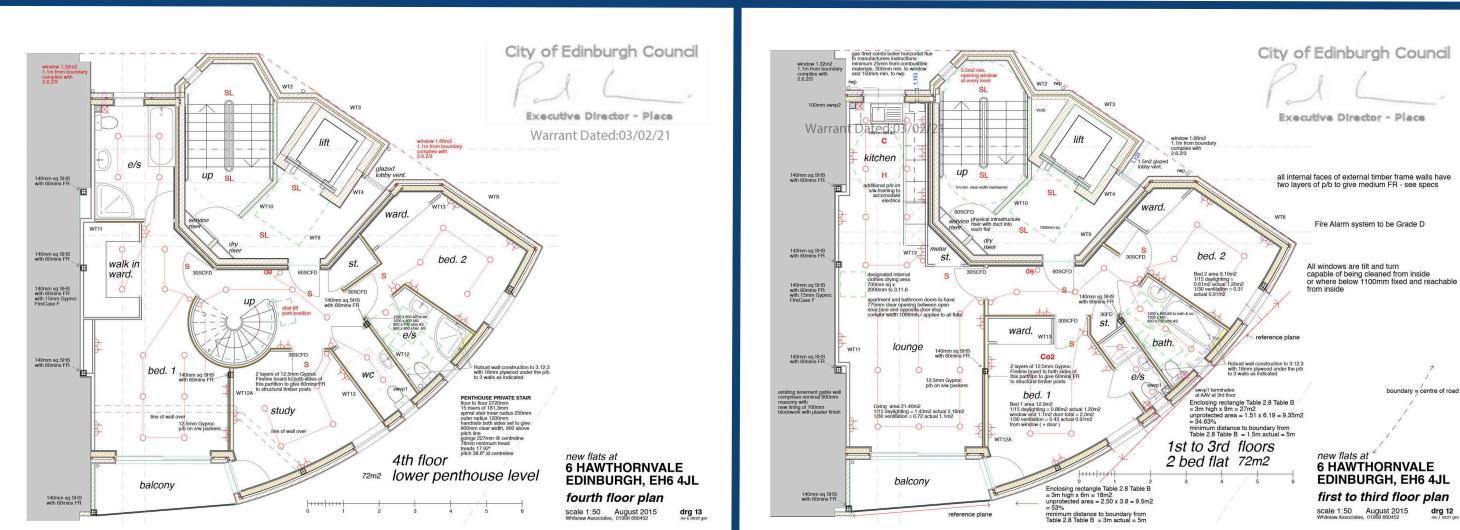
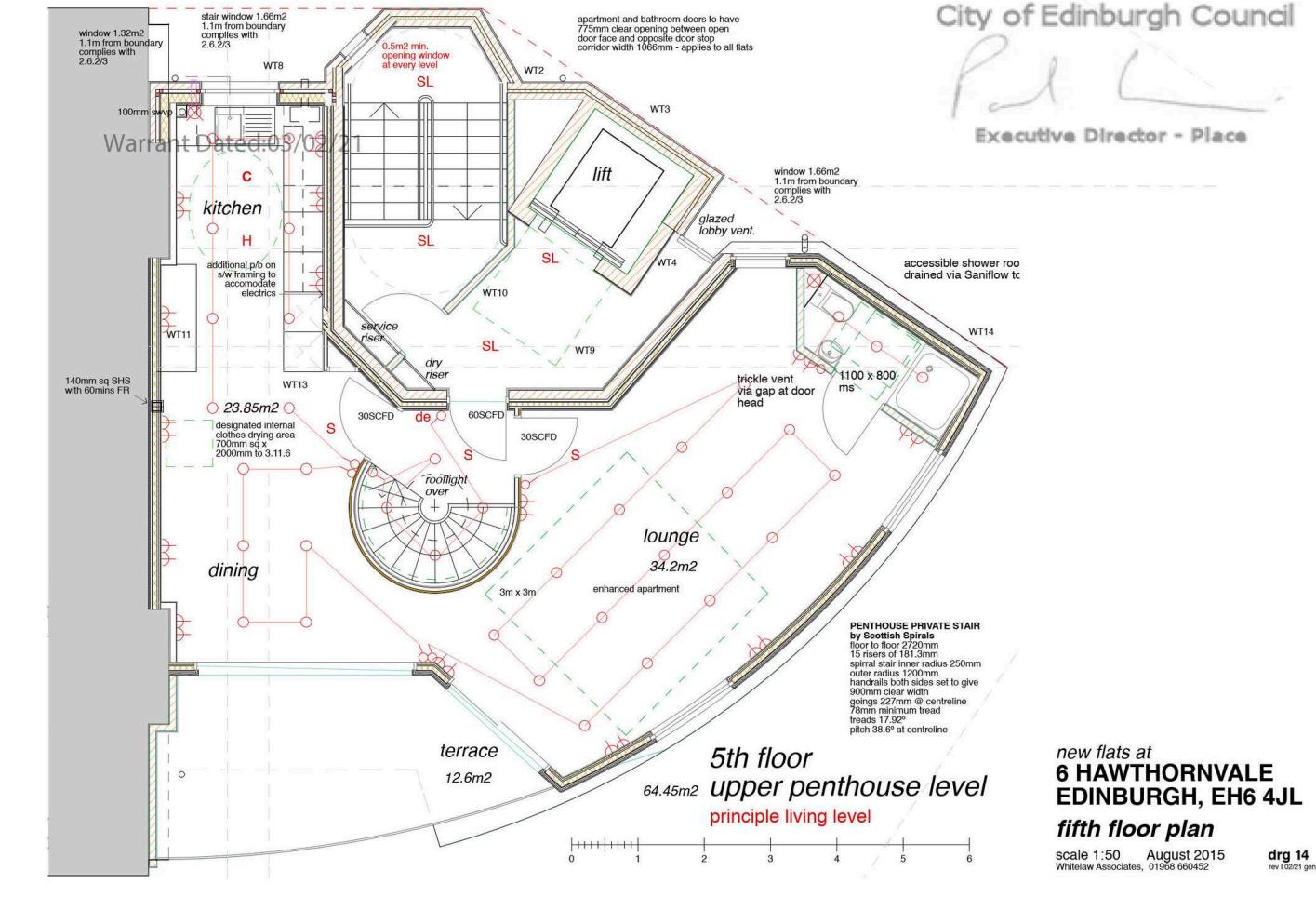
The site is offered for sale with planning permission for a development set back from the main road with covered off-street parking. The 4 apartments will benefit from lift access, balconies and a premium specification.

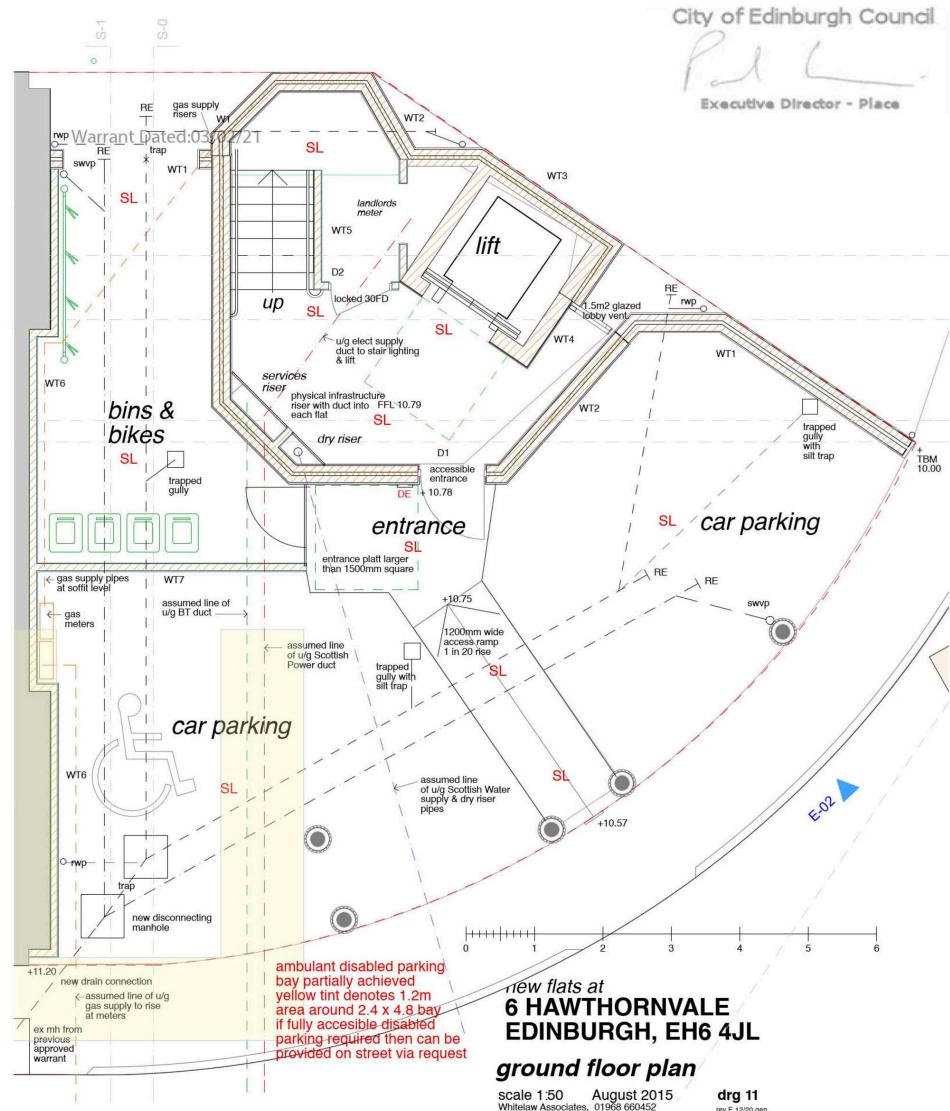
Plans for an impressive penthouse, set over 2 floors, include a large sitting room with a shower room off and access to a private terrace; an open plan kitchen and dining area; master bedroom with a 4-piece en-suite, walk-in wardrobe & balcony; a second double bedroom with en-suite; a study; separate WC.

The 2 bedroom apartments include a generous sitting room/dining with balcony open plan to the kitchen; master bedroom with en-suite & access to the balcony; 2nd double bedroom; family bathroom.

The site is available with material start order & previously approved building warrant.

The site is to be sold as-is. No guarantee or warranties will be given in relation to the previously approved plans & building warrant. Buyers should seek independent advice.





# Location

Newhaven is an established residential area North of the city centre. In addition to local amenities there is a 24hr Asda at Newhaven and a Morrisons supermarket on Ferry Road.

Leisurely strolls can be enjoyed at the Hawthornvale Path, Victoria Park and Inverleith Park which adjoins the Royal Botanic gardens. The port of Leith is located approximately one mile away and is home to many fine waterside restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal as is the David Lloyd leisure club and gym.





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