Newhaven

4 Great Michael Close
EH6 4LY

1 | 2 | C EPC Rating

Maindoor Flat

OFFERS OVER £235,000

- Entrance vestibule
- Open plan living room/kitchen
- 2 bedrooms
- Bathroom

- Gas central heating
- Double glazing
- Residents parking
- Convenient transport links
- Ideal 1st time purchase or investment opportunity
- External storage cupboard

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321







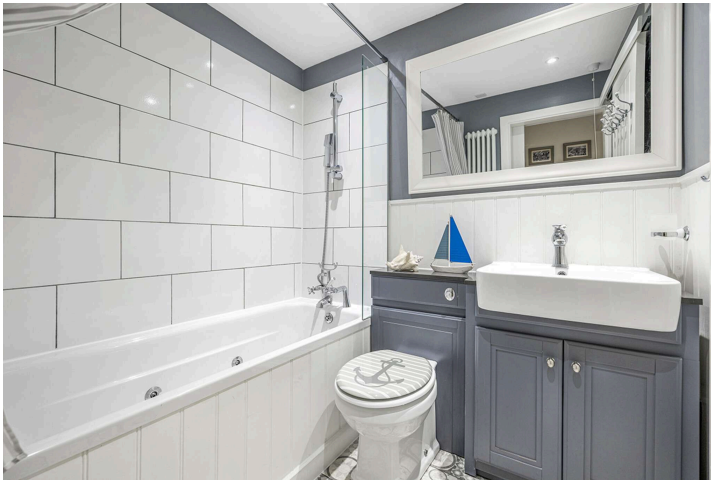




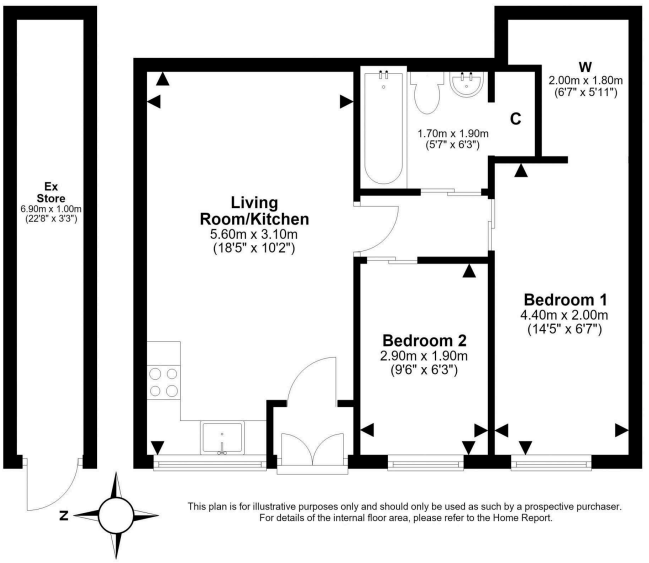












This 2-bed main door flat is situated within the charming Newhaven district. The Ocean Terminal can be accessed easily and offers a range of High Street stores, gym, multi-screen cinema and restaurants. A good choice of public transport is available to the City Centre and surrounding areas in addition to the new tram service. There are many recreational facilities close-by which include Newhaven Harbour, Victoria Park and the Water of Leith Walkway and cycle path. The Cosmopolitan area of The Shore is also close-by and offers a fine selection of restaurants, bistros, and bars.

Accessed via a main door the property is open to an entrance vestibule which take you to the open plan living room/kitchen. The open plan living room/ kitchen is front facing, gives access to the hallway, and the kitchen area features base and wall units, integrated oven with electric hob, fridge freezer, and a dishwasher. Off the hallway are two front facing bedrooms, one of which featuring a large walk-in wardrobe. Also off the hallway, and completing the accommodation, is a modern internal bathroom with tiled floor, partially tiled walls, bath with overhead shower, WC with concealed cistern, wash hand basin within a vanity unit, and a storage cupboard housing the washing machine.

Additional benefits include gas central heating, double glazing, a deep external storage cupboard, and a residents parking area complimented by unrestricted parking in the area.

EXTRAS

To be sold as seen (no warranties to be given).

OFFERS

Offers Over £235,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.