



Solicitors & Estate Agents



Offers Over

£270,000

17 Bathfield

Newhaven | Edinburgh | EH6 4ED

This impressive, beautifully presented end terraced villa with landscaped private front and rear gardens, is quietly situated within the ever-popular district of Newhaven close to a host of fantastic local amenities and excellent transport links (including the nearby tram stop). Rarely available to the market, the property which is presented to the market in true move-in condition would benefit from internal viewing to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private front & rear gardens
-  Residents parking
-  EPC rating – C
-  Council tax band - C



Description

The attractive accommodation which has recently been refurbished in brief comprises; entrance vestibule, generously proportioned and bright reception room, stunning fitted breakfasting kitchen with appliances and door providing direct access to the rear garden, light and airy principal bedroom with fitted mirrored wardrobes, second well proportioned double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and floored attic space for additional storage.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer, washing machine and integrated dishwasher.

Gardens & Parking

A real feature of this property is the beautifully maintained professionally landscaped private gardens which are both fully enclosed. Both gardens are mainly laid with artificial grass for ease of maintenance and to the rear there is a patio area providing the ideal space to enjoy outside dining/relaxing. Residents parking is available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The historic district of Newhaven is situated to the north of Edinburgh City Centre and approximately two and a half miles from Waverley Station and Princes Street.

The property is well served by local amenities and Ocean Terminal is a short walk away offering a variety of retail outlets together with a multiscreen cinema, Pure Gym, mini golf, bowling and a selection of eateries.

Newhaven Harbour, with its popular waterside restaurants and David Lloyd Leisure Club, is also nearby, while a wide range of supermarkets including Asda, Aldi, Tesco, and Sainsbury's, are all conveniently located within easy reach.

The amenities of Leith, along with the fashionable bars and restaurants of The Shore, are approximately 0.5 miles away.

The property benefits from excellent public transport links, with both bus and tram stops operating within the immediate area, providing direct links to Edinburgh International Airport and the City Centre.

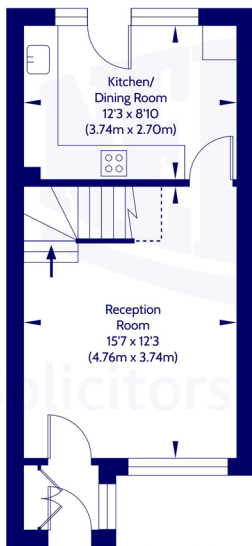
For the commuters, the property is ideally positioned for commuting north via The Queensferry Crossing and west towards Edinburgh Airport and the City Bypass. There is also convenient access to the city's extensive cycle network, while the North Edinburgh Path Network can be accessed directly in front of the property.



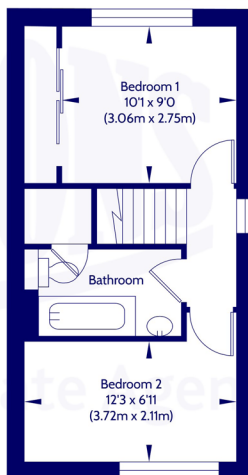


Approx. Gross Internal Floor Area 58 Sq M / 629 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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