



1F1, 254 Newhaven Road
Newhaven, EH6 4LH

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Utility Room
- Two Double Bedrooms
- Bathroom
- Cellar
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



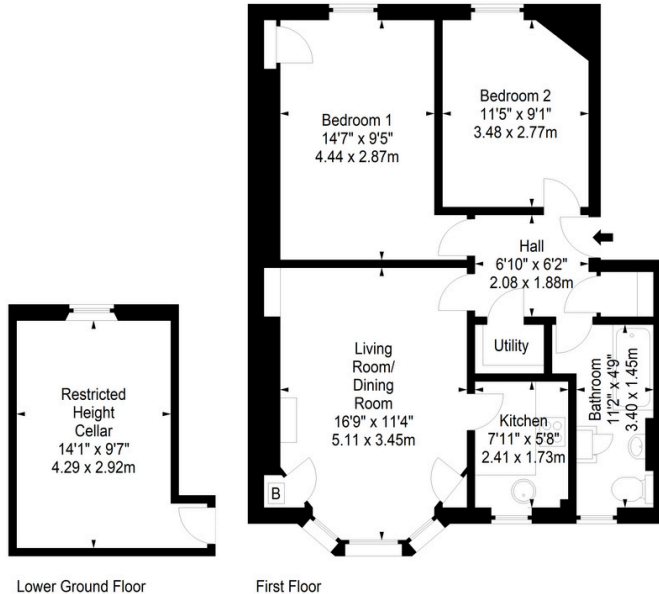
This well-presented first-floor flat is located in the highly sought-after area of Newhaven, to the north of Edinburgh city centre. The property benefits from close proximity to a wide range of local amenities, including an Asda Superstore and Ocean Terminal, which offers a selection of restaurants, a cinema and a gym. There are convenient public transport services via bus and tram giving access to the City Centre and Edinburgh Airport. The accommodation comprises; a welcoming entrance hallway, bright and spacious living/ dining room, modern fitted kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear with free on-street parking available in the area. The property features double glazing, gas central heating and a cellar that provides convenient extra storage space. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Newhaven Road,
Edinburgh, EH6 4LH



Approx. Gross Internal Area
654 Sq Ft - 60.76 Sq M
Restricted Height Cellar
Approx. Gross Internal Area
139 Sq Ft - 12.91 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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