

Flat 8, 12 Newhaven Road

EDINBURGH, EH6 5PU



THIS PROPERTY IS SUBJECT
TO A BUYER'S PREMIUM



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An excellent opportunity has arisen to acquire this spacious three-bedroom top-floor flat, well located within the highly desirable Newhaven area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodate is in outstanding decorative order having been freshly decorated, briefly comprising of an entrance hallway with a floor to ceiling storage space, a bright and spacious sitting room with a feature gas fire including surround, a bay window providing excellent views and an Edinburgh press cupboard. There are three bedrooms, all generously proportioned. The kitchen is newly upgraded with a host of appliances which will all stay in the apartment, it further benefits from a larder as well as a storage cupboard. The modern bathroom with Duramax waterproof wall panels completes the accommodation on offer.

This property also benefits from; secure door entry system, fresh paint and new carpets throughout, high ceilings, gas central heating, full double glazing and a communal garden to the rear of the property, accessed via the stairway.

The Location



the kitchen





bedroom 1

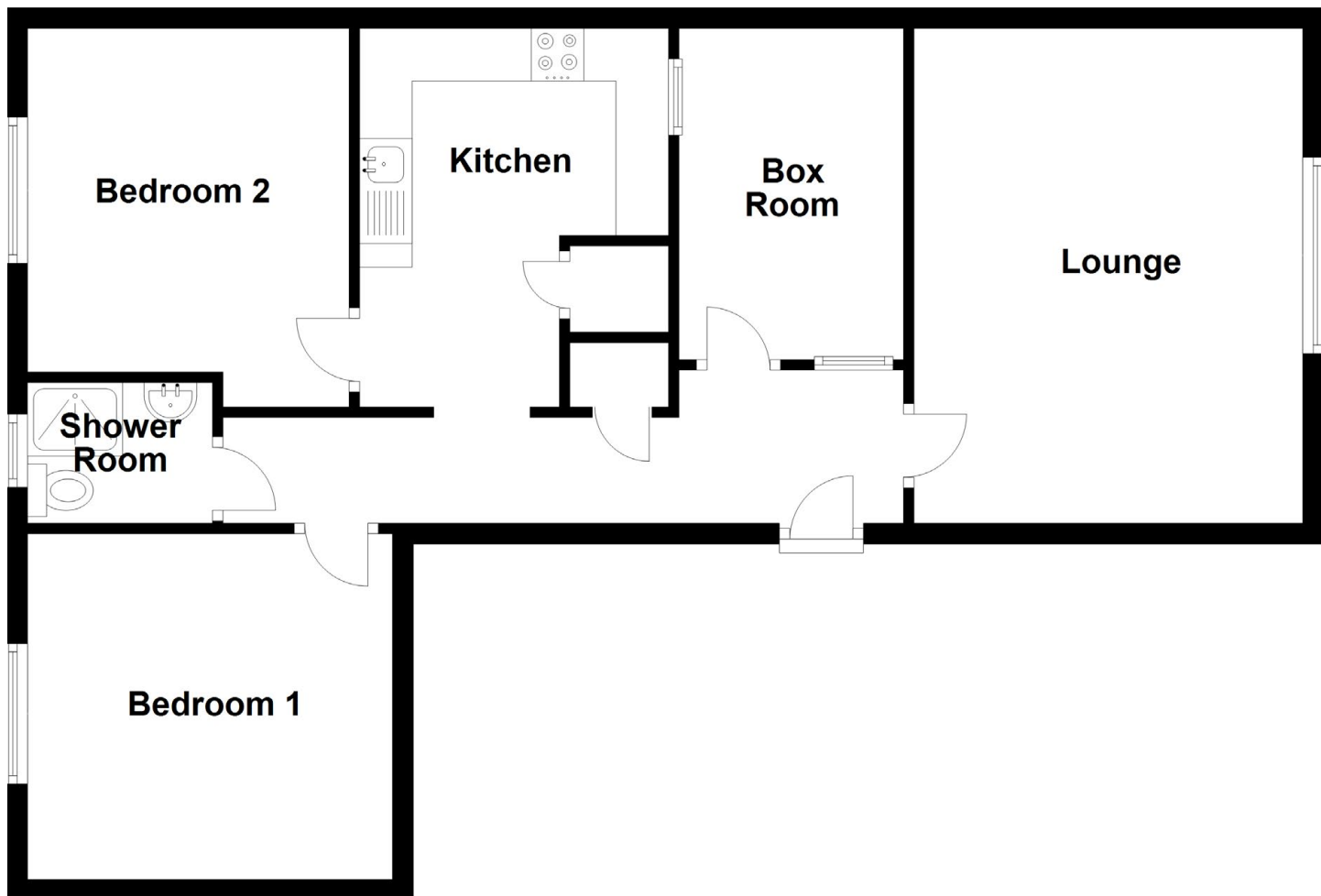




bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.71m (15'5") x 3.70m (12'2")	Shower Room	1.76m (5'9") x 1.34m (4'5")
Kitchen	3.60m (11'10") x 2.94m (9'8")		
Bedroom 1	3.47m (11'5") x 3.29m (10'10")	Gross internal floor area (m ²): 71m ²	
Bedroom 2	3.36m (11') x 3.06m (10')	EPC Rating: D	
Box Room	3.15m (10'4") x 2.14m (7')	Buyer's Premium Value: £3900	

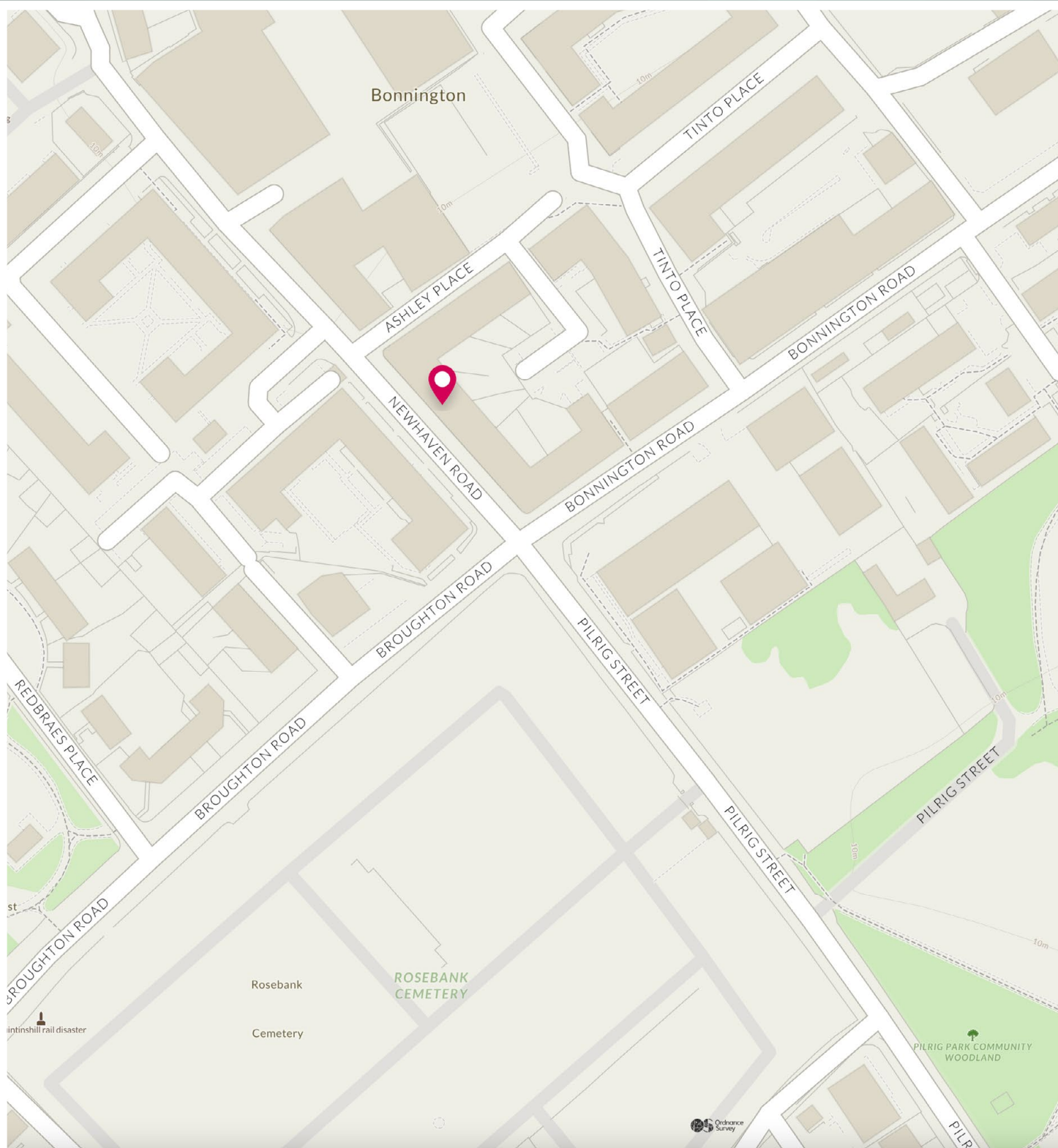




The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens, and a number of modern developments. Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.



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