

40/1 Hawthornvale

NEWHAVEN, EDINBURGH, EH6 4JW



Charming two-bedroom tenement flat on Hawthornvale, which offers a perfect blend of period character and modern living



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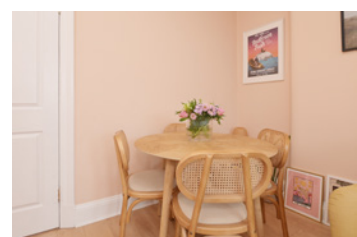
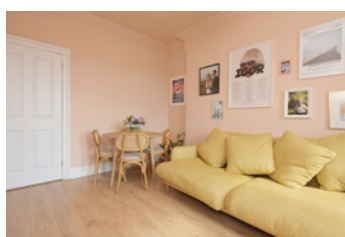


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Nestled in the heart of Newhaven, McEwan Fraser is delighted to present this charming two-bedroom tenement flat on Hawthornvale, which offers a perfect blend of period character and modern living. Set within a traditional stone-built building, the property enjoys a peaceful yet well-connected location, just a short stroll from the picturesque waterfront and the vibrant amenities of Leith and Trinity. With its bright, well-proportioned rooms and welcoming atmosphere, this home is an ideal choice for first-time buyers, professionals, or investors seeking a desirable Edinburgh address.

THE LIVING ROOM



Accommodation is focused on a beautiful living room that has warm décor, laminate flooring, period features and excellent levels of natural light.

THE KITCHEN



A separate kitchen makes great use of space and has a range of base and wall-mounted units set against a tiled splashback. An electric hob, oven, and fridge freezer are integrated.





Bedroom One is a generous double that overlooks the communal rear garden. There is plenty of space for a large bed and a full suite of bedroom furniture. Bedroom two is a smaller double currently utilised as a charming nursery. It would also make an ideal home office. The central hallway has integrated storage and also leads to a tiled wetroom-style shower room, which completes the accommodation.

For extra warmth and comfort, there is gas central heating and double glazing.

THE SHOWER ROOM



BEDROOM 1



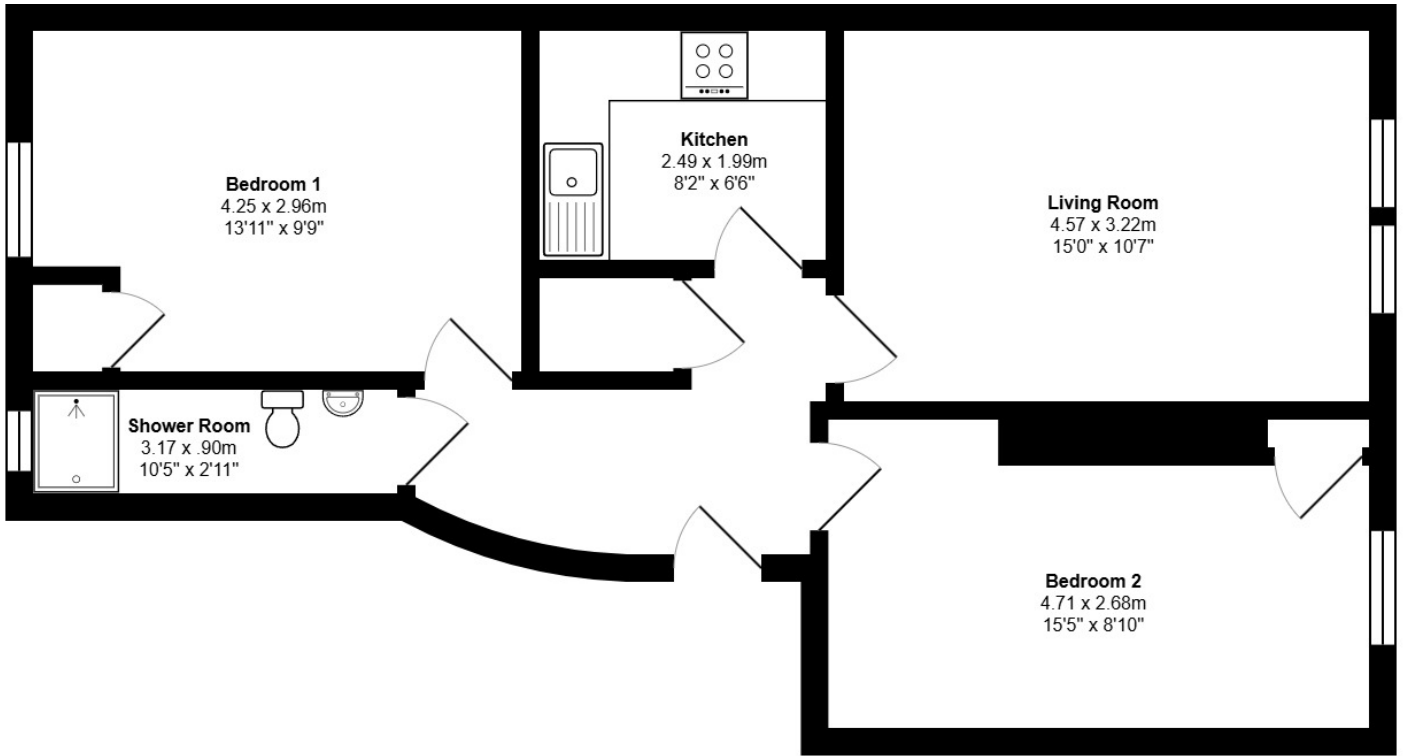
BEDROOM 2



EXTERNALS

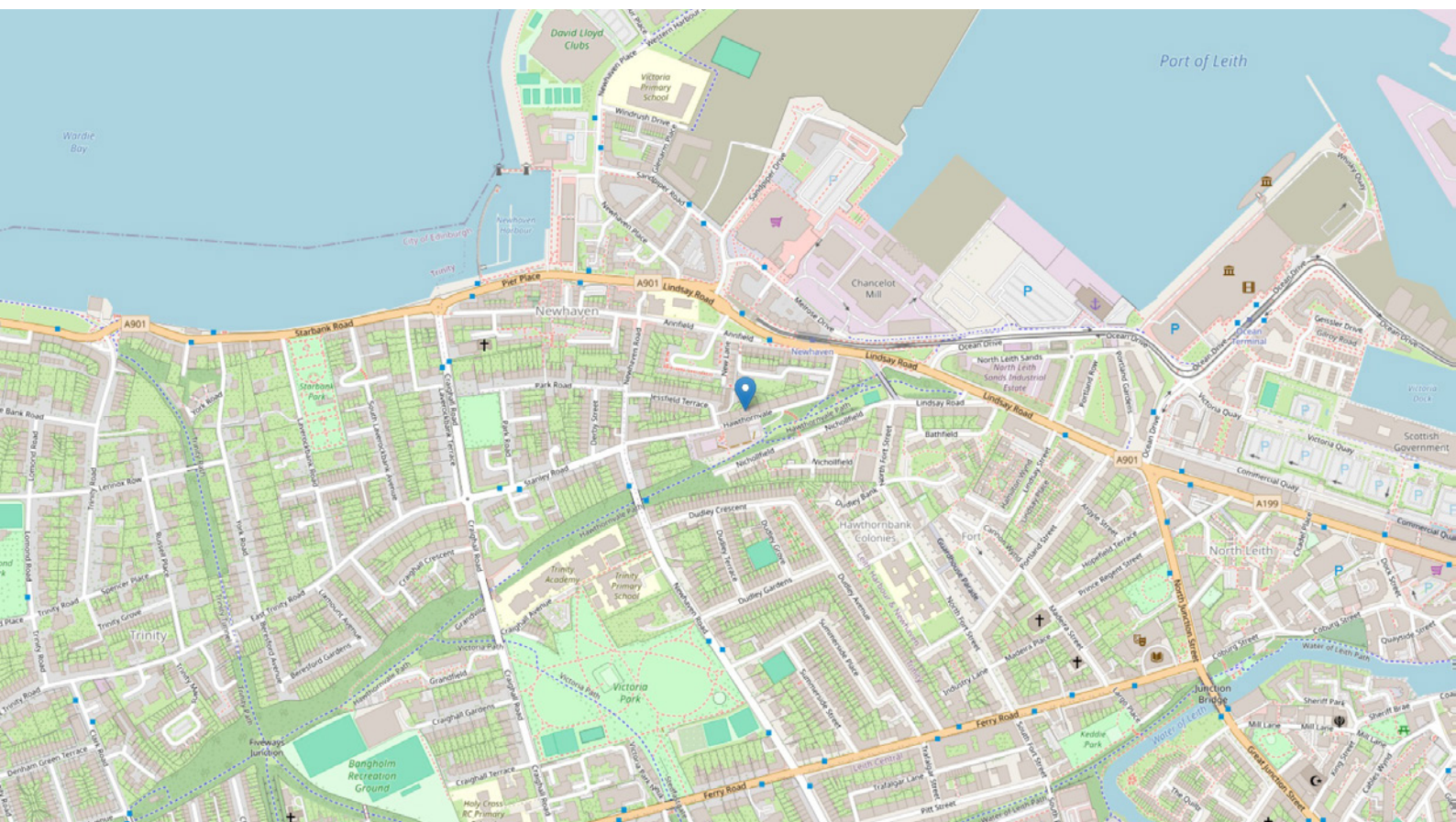


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: C



THE LOCATION

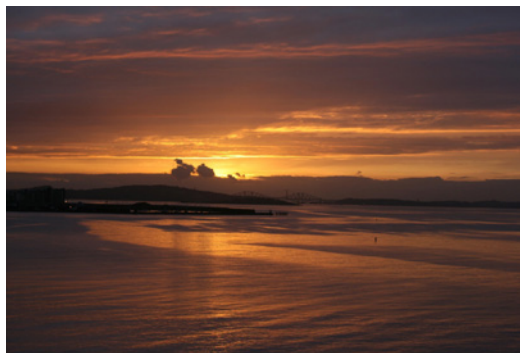
Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and several modern developments.





A few moments away, Leith Waterfront provides a host of café galleries and Michelin-starred restaurants. Each year, the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities, including the usual banking, building society and post office services. If this isn't enough, there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

Many open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, several public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach. Regular bus and tram services run to and from the city centre and Edinburgh airport.



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