




McEwan Fraser Legal
Solicitors & Estate Agents
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3/7 North Hillhousefield

NEWHAVEN, EDINBURGH, EH6 4HU

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Newhaven is a popular residential area situated to the north of Edinburgh city centre. The area consists of a wide variety of property styles, including stone built tenement properties built around the turn of the century.

A few moments away, Leith Waterfront provides a host of cafés 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. There is a local Asda store and Ocean Terminal Shopping Centre

to accommodate a vast variety of shopping needs along with cinema and a fitness gym.

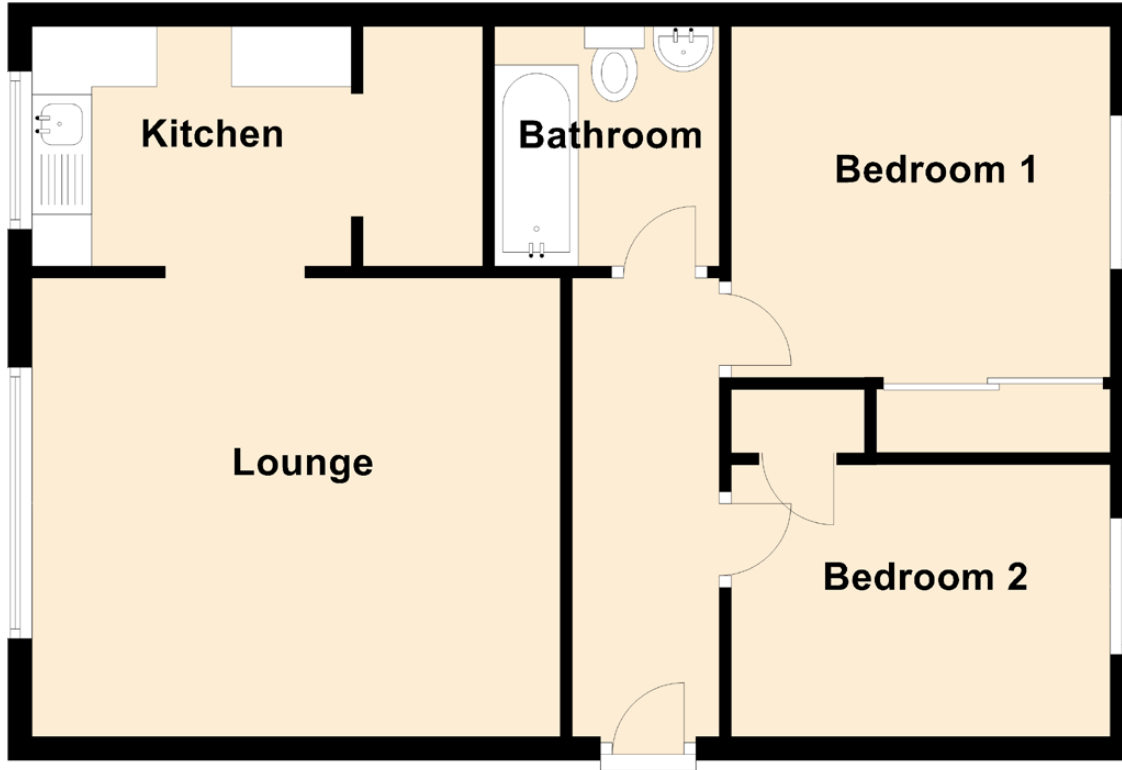
A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach. Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in fifteen minutes and have unlimited access to the rest of the city.

McEwan Fraser Legal are delighted to bring to the market this well-maintained and modern, top floor flat situated in the popular Newhaven area.

In more detail, the property consists of a welcoming hallway which leads to a spacious and open-plan lounge with plenty of natural light. The kitchen boasts an ample range of base and wall mounted units, a hob, oven, hood, space for washing machine and fridge freezer. There are two well-proportioned bright and airy bedrooms allowing for free standing furniture and benefiting from built-in storage. The bathroom completes the property with shower over bath, wash hand basin and WC.

The property also benefits from gas central heating, double glazing, and secure entry system as well as private residents parking. Early viewing is highly recommended.





Approximate Dimensions (Taken from the widest point)

Lounge	4.42m (14'6") x 3.83m (12'7")
Kitchen	2.67m (8'9") x 2.00m (6'7")
Bedroom 1	3.17m (10'5") x 2.93m (9'7")
Bedroom 2	3.17m (10'5") x 2.26m (7'5")
Bathroom	1.90m (6'3") x 1.88m (6'2")

Gross internal floor area (m²): 54m² | EPC Rating: C

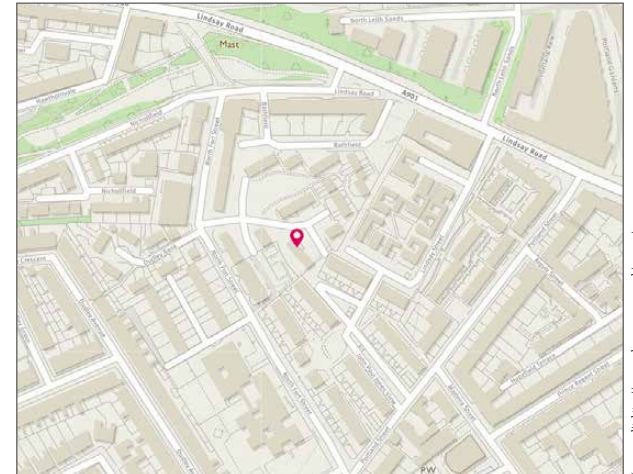


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Text and description
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Photographer



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