

110/1 Lindsay Road

NEWHAVEN, EDINBURGH, EH6 4TU



*MODERN TWO-BEDROOM FIRST-FLOOR APARTMENT
PRESENTED TO THE MARKET IN EXCELLENT CONDITION*



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McEwan Fraser is delighted to present this modern two-bedroom first-floor apartment to the market. The property is presented to the market in excellent condition and sits in a superb location with easy access to Ocean Terminal and The Shore. The area also has excellent transport links with the tram stop and several bus routes in easy reach. This would be an ideal first-time buy or sound rental investment property.

The accommodation is focused on a beautiful bright living room which has laminate flooring and contemporary neutral décor. There is plenty of space for a range of different furniture configurations that will give the new owner plenty of flexibility to create their ideal entertaining space.

The Property





The dining kitchen is accessed from the living room and enjoys a full range of base wall-mounted units set against a tiled splash-back. There are a range of integrated and free-standing appliances including a gas hob and a double oven.





Bedroom one is a spacious double with contemporary décor and neutral carpet. There is an integrated wardrobe, plenty of space for a full range of free-standing bedroom furniture, and an attached en-suite shower room. The second bedroom is a further and spacious double with an integrated wardrobe. The internal accommodation is by a generous bathroom with a three-piece suite and a central hallway with integrated storage.



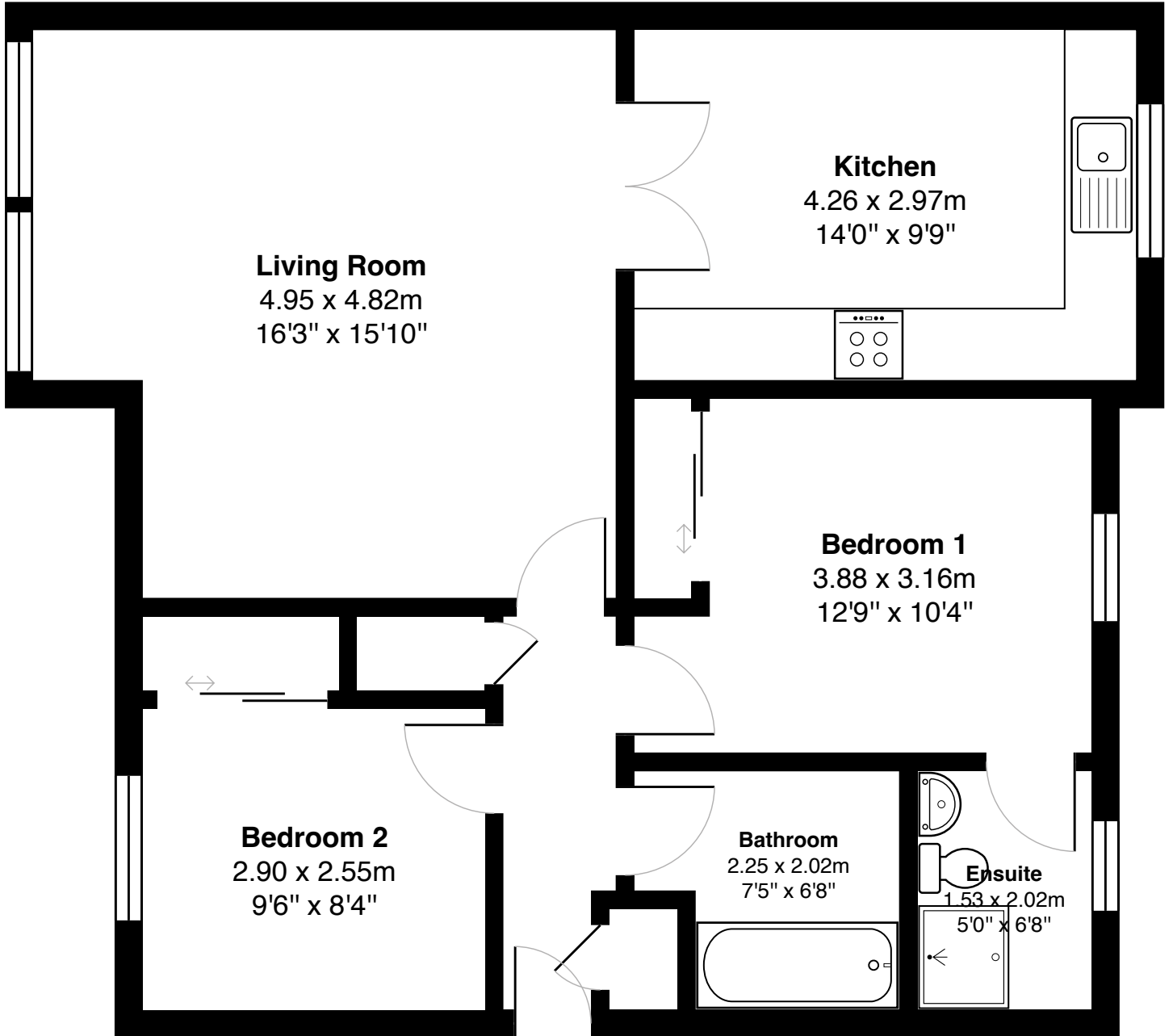




Bedroom 2







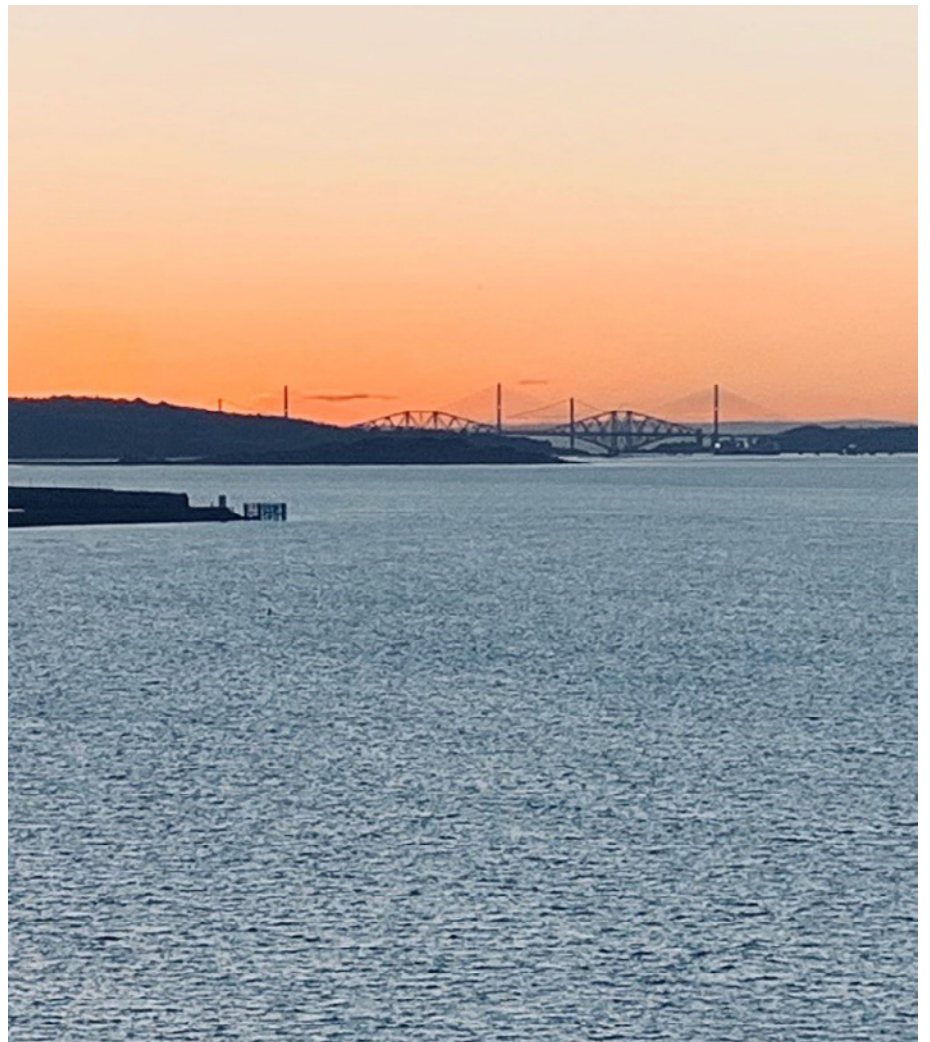
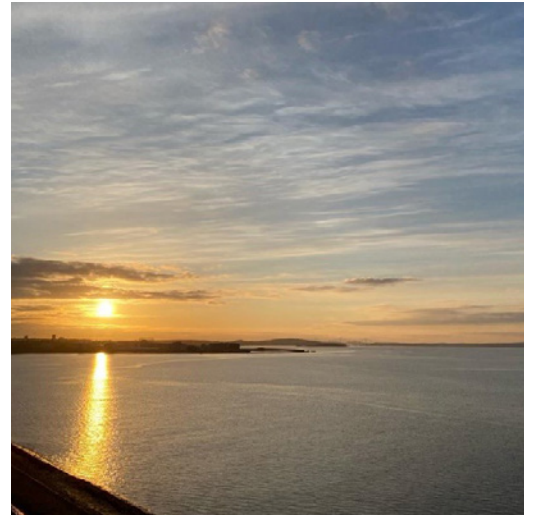
Gross internal floor area (m²): 75m²

EPC Rating: B



Further benefits include gas central heating, double-glazing, a secure entry system, resident parking, and a communal bike shed.



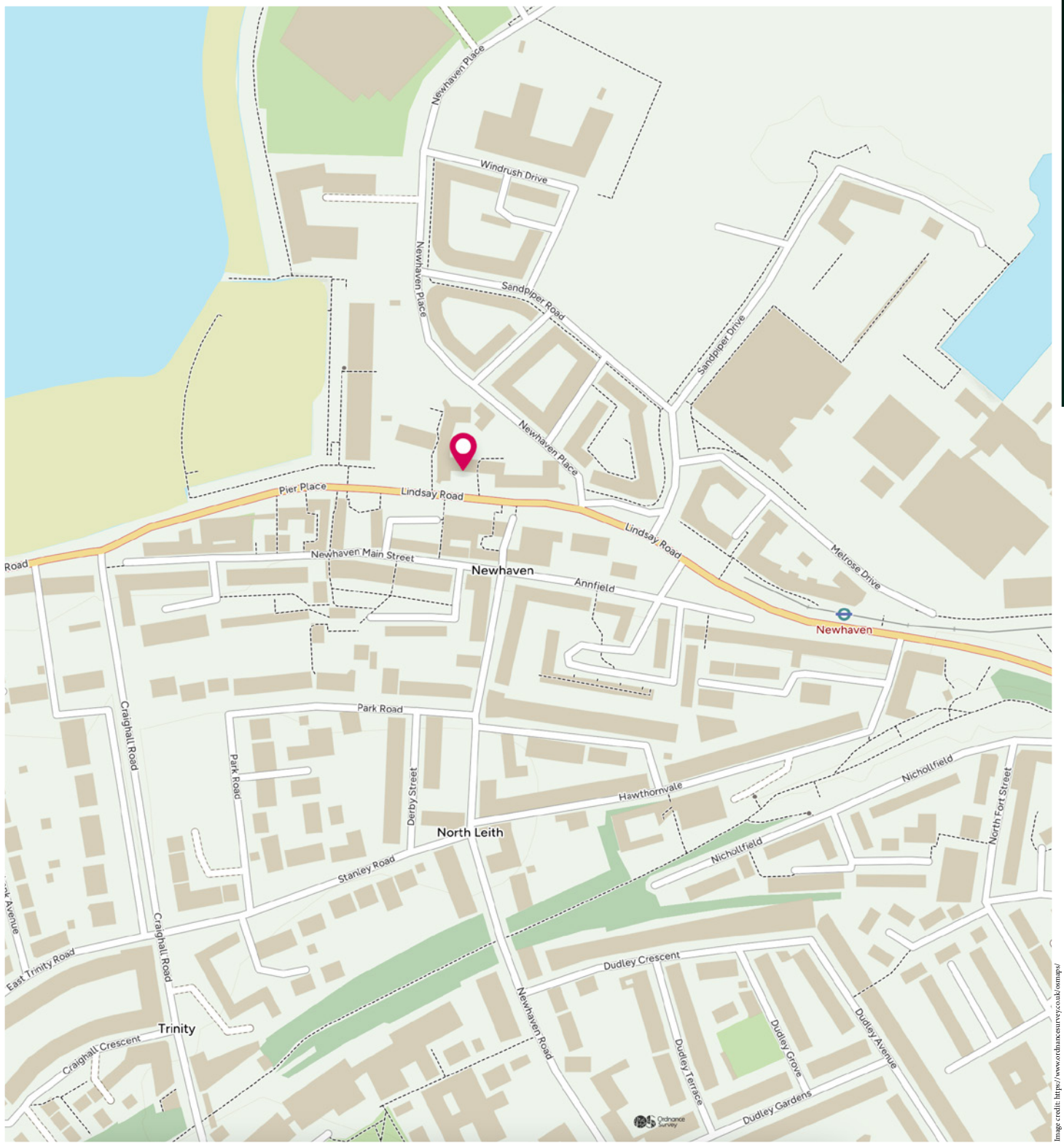




Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and several modern developments.

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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