



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**1/8 Sandpiper Road**

NEWHAVEN, EDINBURGH, EH6 4TR



# 1/8 SANDPIPER ROAD

NEWHAVEN, EDINBURGH, EH6 4TR

The highly unique property offered for sale comprises this highly desirable apartment with excellent views of the harbour and bridges beyond. Viewing of this property is highly recommended.

This spectacular harbourside apartment is accessed by lift. On reaching the fourth floor, it has sole use of the outer vestibule. Internally the accommodation is in excellent order and would be an ideal property for city professionals.

The apartment is entered via a welcoming hall with doors giving access to the bedroom, bathroom and the impressive open plan kitchen/living room/dining room is flooded with natural light via five double windows/Juliet balconies, all of the windows are fitted with discreet blinds, there is plenty of space for furniture and has pleasant views towards the Harbour. The open plan kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and benefits from high spec integrated appliances. These include a built-in a wi-fi enabled coffee machine, Siemens double oven, fridge, freezer, wine fridge, integrated and vented tumble dryer, induction hob and modern extractor hood and bespoke LED mood changing underlighting which is changeable in each room, and to complete the high-quality finish there are marble worktops.

The spacious master bedroom benefits from built-in wardrobes and has plenty of additional space for freestanding units. The stunning well-appointed four-piece bathroom is complimented with high tech and high spec finishes which in keeping with the rest of the property's high-quality finish. You will also notice that the property has been fitted with an integral sound system, which can be played in every room.

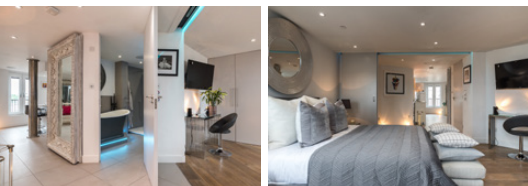
The property also benefits from Hive Smart thermostat operated heating, controlled by tablet/smartphone. Gas central heating and double glazing throughout. To the rear, there are well maintained shared gardens and there is also underground residents parking.

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 a number of modern housing estates.

A few moments away, Leith waterfront provides a host of café's, 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, both here and on Newhaven Road. 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.

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 Cramond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. There are cycle paths near property getting you into town in about twenty minutes and have unlimited access to the rest of the city.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 3.86m (12'8")
Kitchen	4.35m (14'3") x 3.88m (12'9")
Bedroom	4.50m (14'9") x 3.77m (12'4")
Bathroom	3.88m (12'9") x 2.15m (7'1")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: B

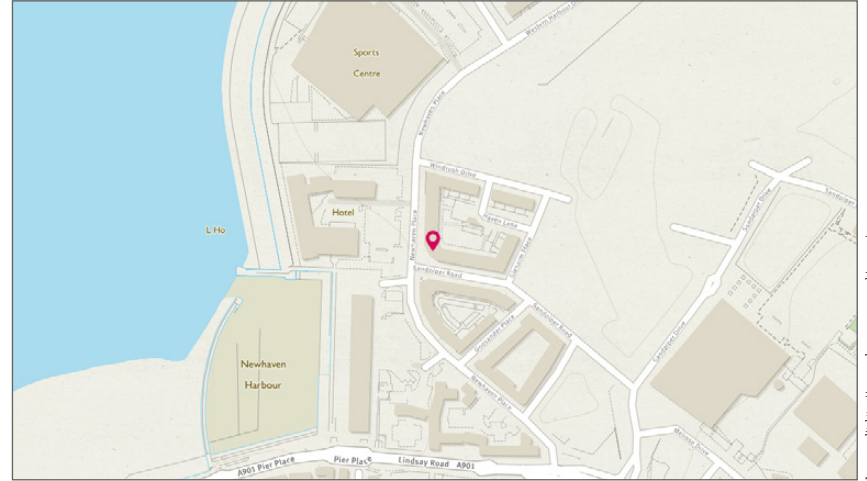


Image credit: <https://www.onthemap.com/>

  
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Text and description  
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Photographer



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**ALLY CLARK**  
Designer