

38 Newhaven Main Street

NEWHAVEN, EDINBURGH, EH6 4TA



*THREE BEDROOM UPPER HOUSE IN EDINBURGH'S
POPULAR NEWHAVEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this three bedroom double upper flat in Newhaven. The property is in an excellent location, however could benefit from modernisation. Inside, the property comprises of:

- A fully equipped kitchen with four ring gas hob, integrated fan oven, integrated dishwasher and free-standing white goods.
- Spacious living area which is flooded by natural light due to benefiting from windows at both sides of the lounge. This room could quite easily accommodate a dining area as well as a comfortable lounge.
- The property has three spacious bedrooms which, two have built-in storage and the third has plenty of space for free-standing furniture. All bedrooms are double in size.
- The property benefits from a family bathroom on the main level. This did accommodate a bath however, was modernised and fitted with a shower. This is a modern three-piece suite.

In addition to this, the property benefits from free on-street parking and double glazed windows.

the lounge



the kitchen



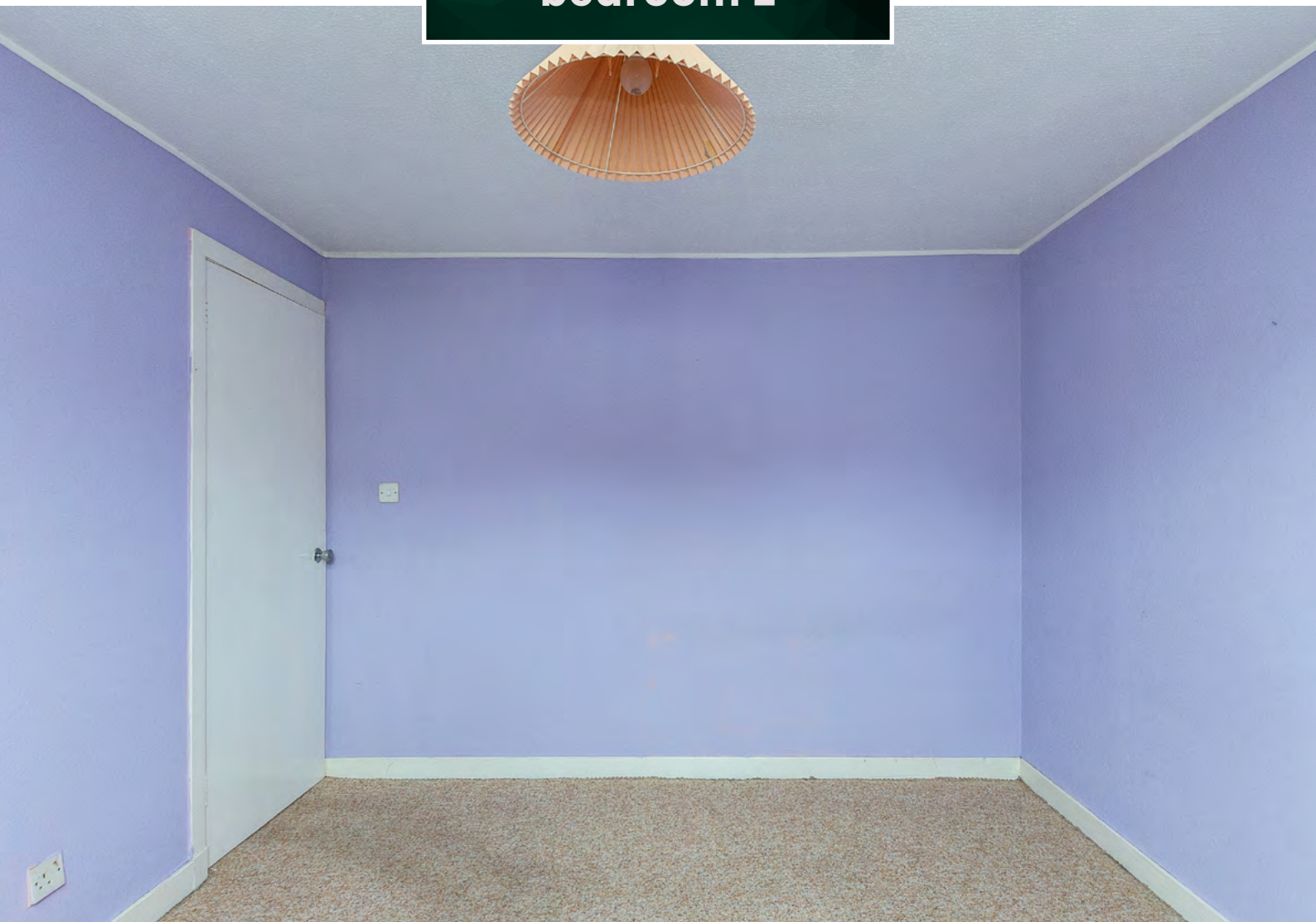


bedroom 1





bedroom 2





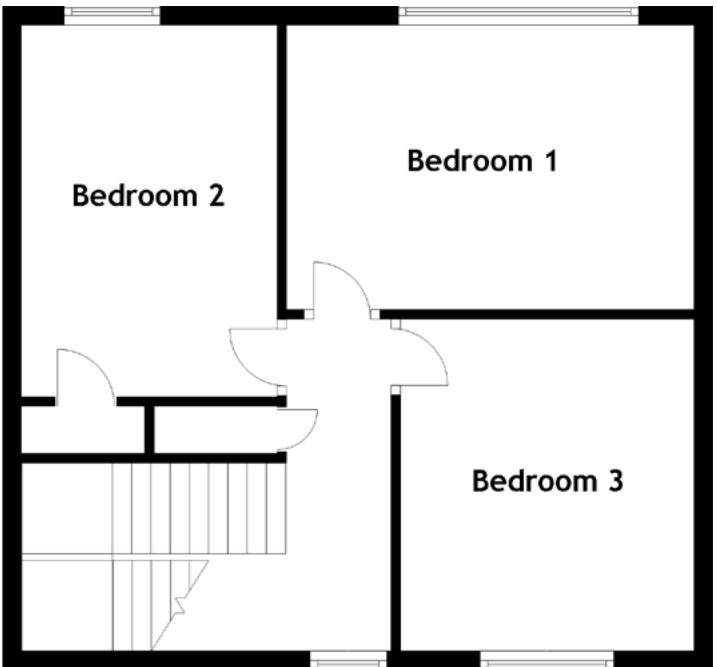
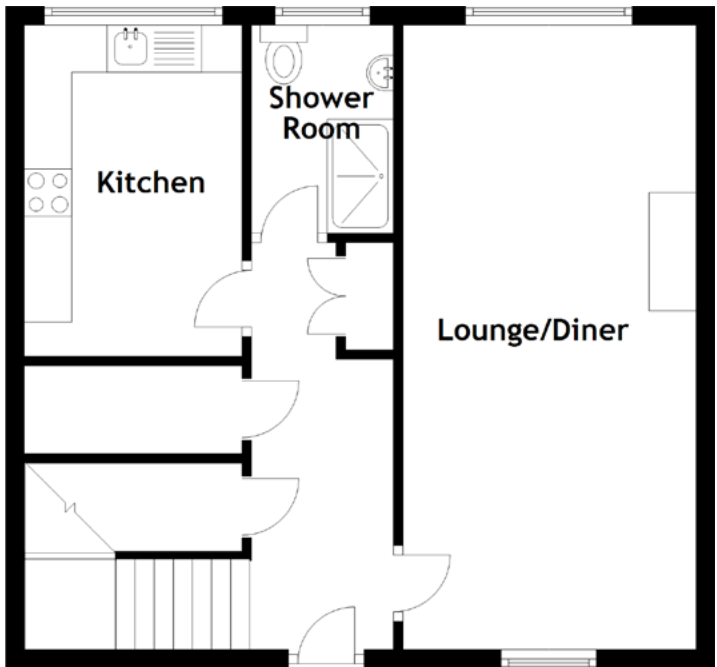
bedroom 3





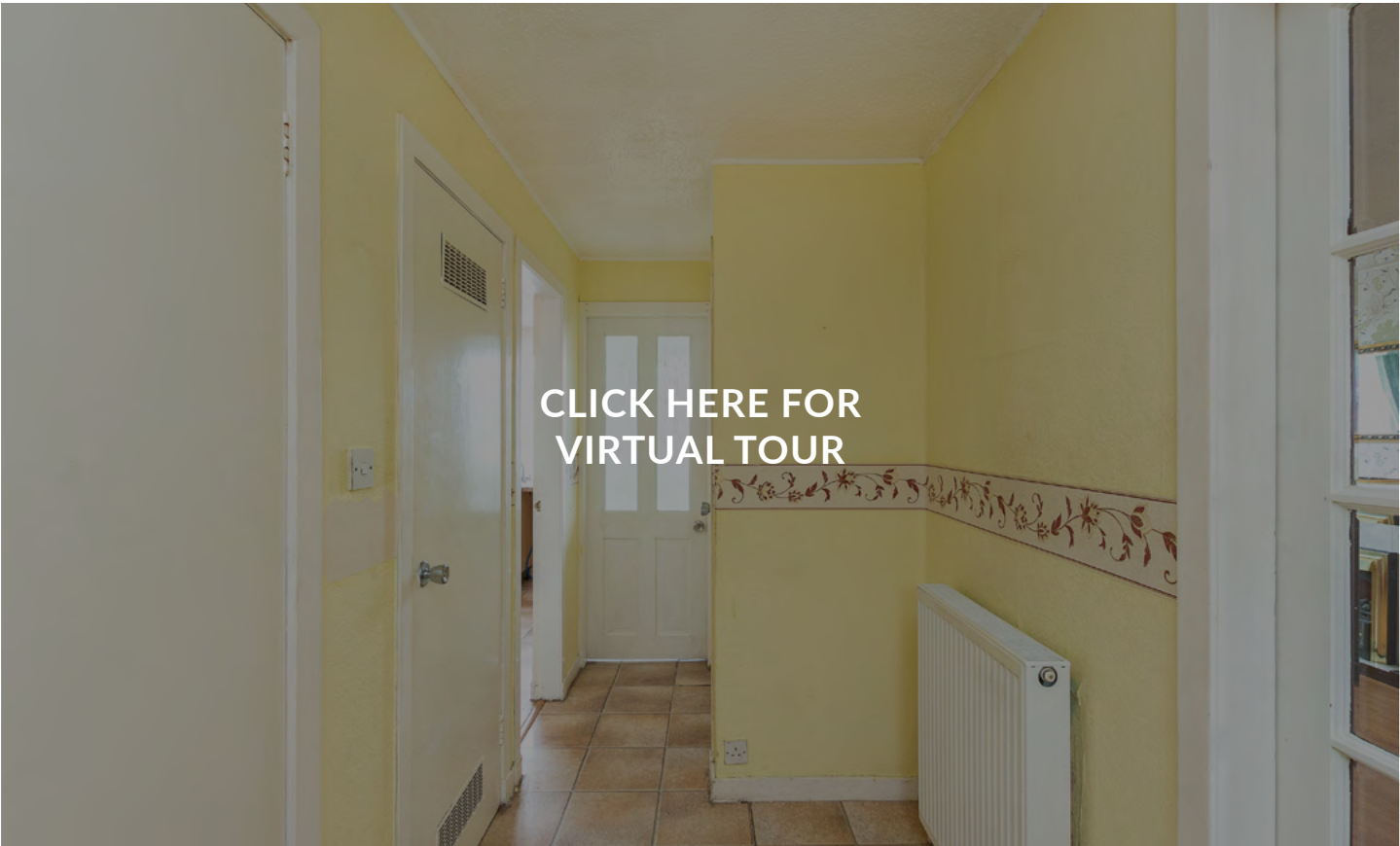
shower room





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.60m (21'8") x 3.10m (10'2")	Bedroom 3	3.40m (11'2") x 3.10m (10'2")
Kitchen	3.50m (11'6") x 2.30m (7'7")	Gross internal floor area (m ²): 97m ² EPC Rating: C	
Shower Room	2.20m (7'3") x 1.50m (4'11")		
Bedroom 1	4.30m (14'1") x 3.00m (9'10")		
Bedroom 2	4.00m (13'1") x 2.70m (8'10")		



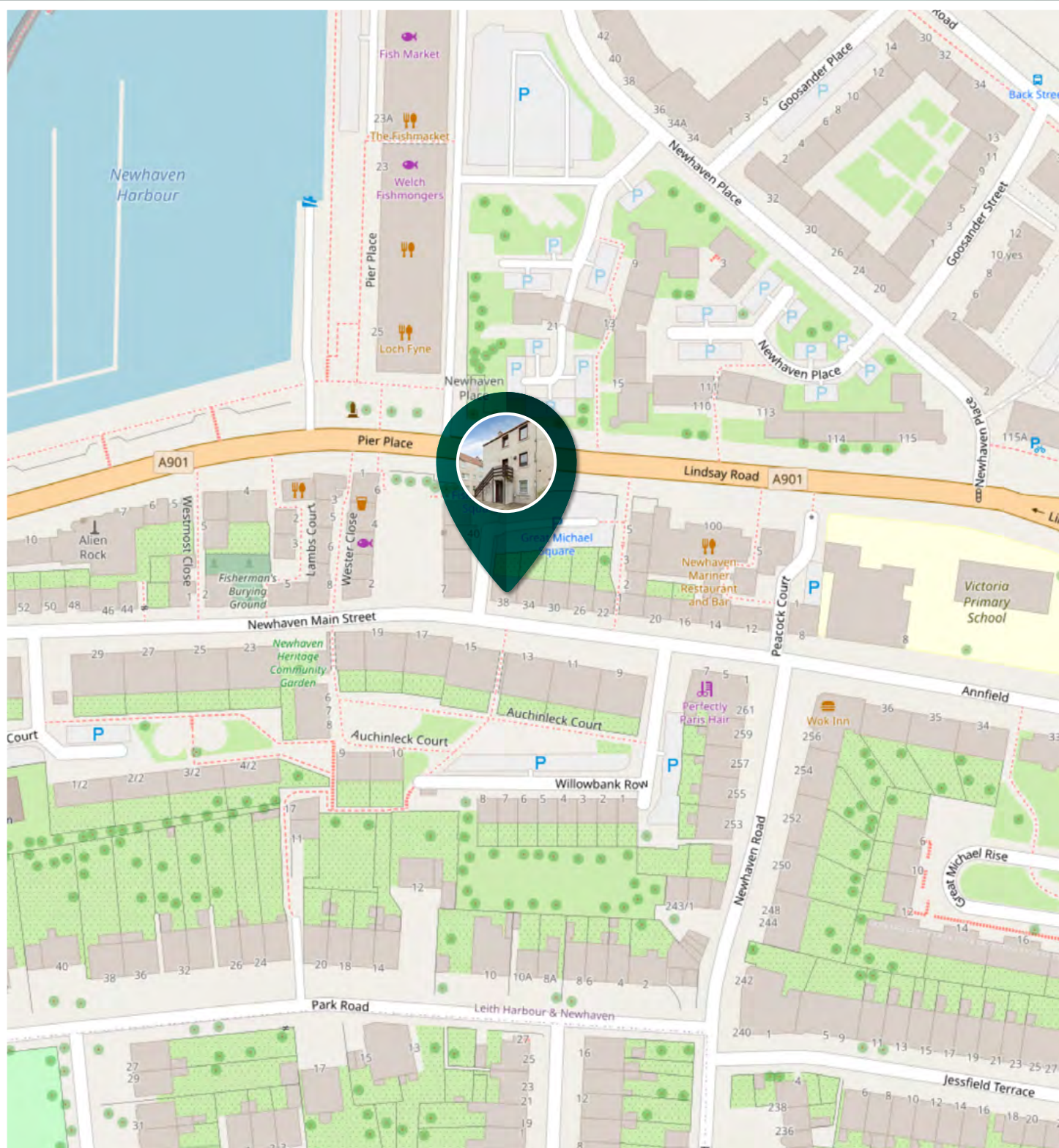


Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

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. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for 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 of 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. 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

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.