

252/4 Newhaven Road

NEWHAVEN, EDINBURGH, EH6 4LH



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



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McEwan Fraser is delighted to present this well-proportioned two-bedroom first-floor flat to the market. The property benefits from gas central heating, double glazing, storage cellar and large communal garden. Internally, the property is in need of renovation and would make an excellent project for a buyer keen to make their own mark on their new home.

Arranged around a central hallway with integrated storage, the accommodation is focused on a bay fronted lounge that offers plenty of floor space for a variety of different furniture configurations. The kitchen is accessed from the living room and has plenty of space for a range of base and wall-mounted units currently arranged around free-standing appliances. The bedrooms are both well genuine doubles with plenty of floor space for a full suite of bedroom furniture.

The accommodation is completed by the bathroom which enjoys plenty of natural light and a three-piece suite with shower over bath.

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the lounge







bedroom 1

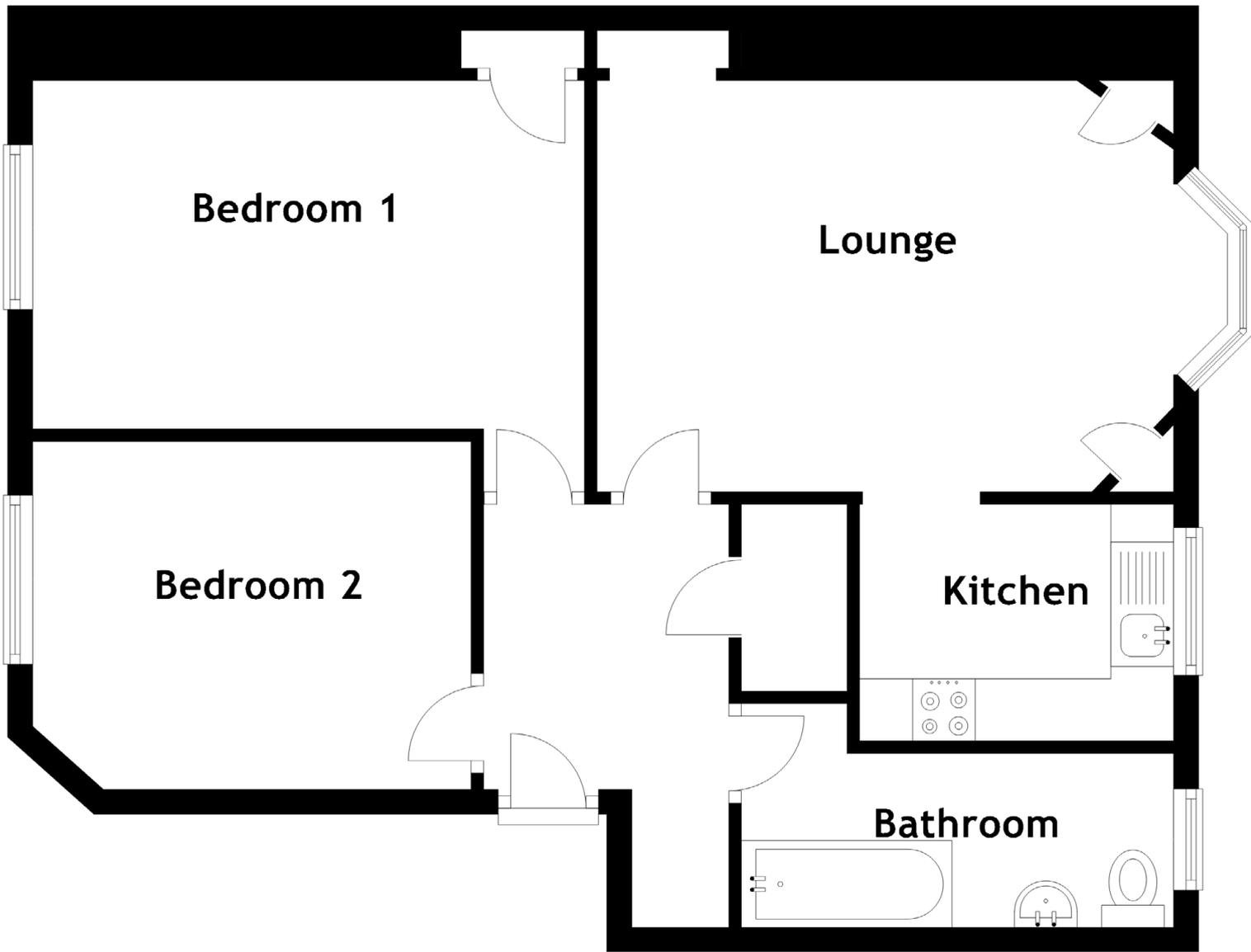




bedroom 2







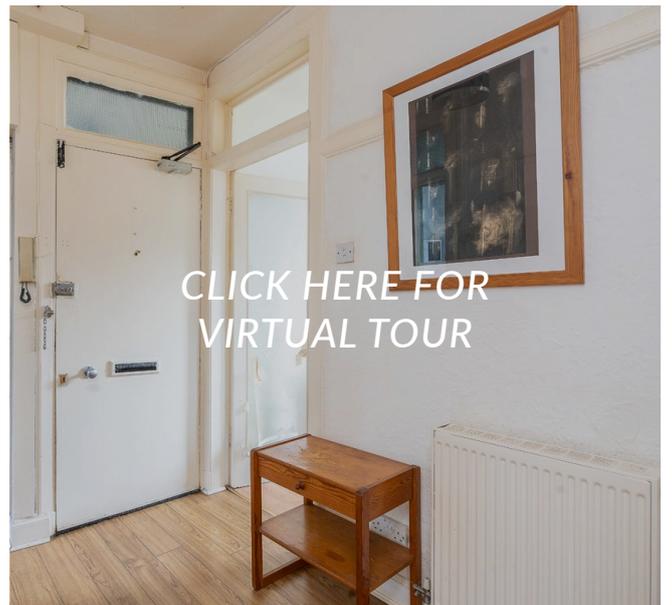
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.30m (10'10")
Kitchen	2.50m (8'3") x 1.90m (6'3")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bathroom	3.45m (11'4") x 2.00m (6'7")

Gross internal floor area (m²): 64m²

EPC Rating: C

Buyer's Premium Value: £6000



Externally, there is a large and well maintained communal rear garden. The property has access to a large cellar as useful additional storage space.

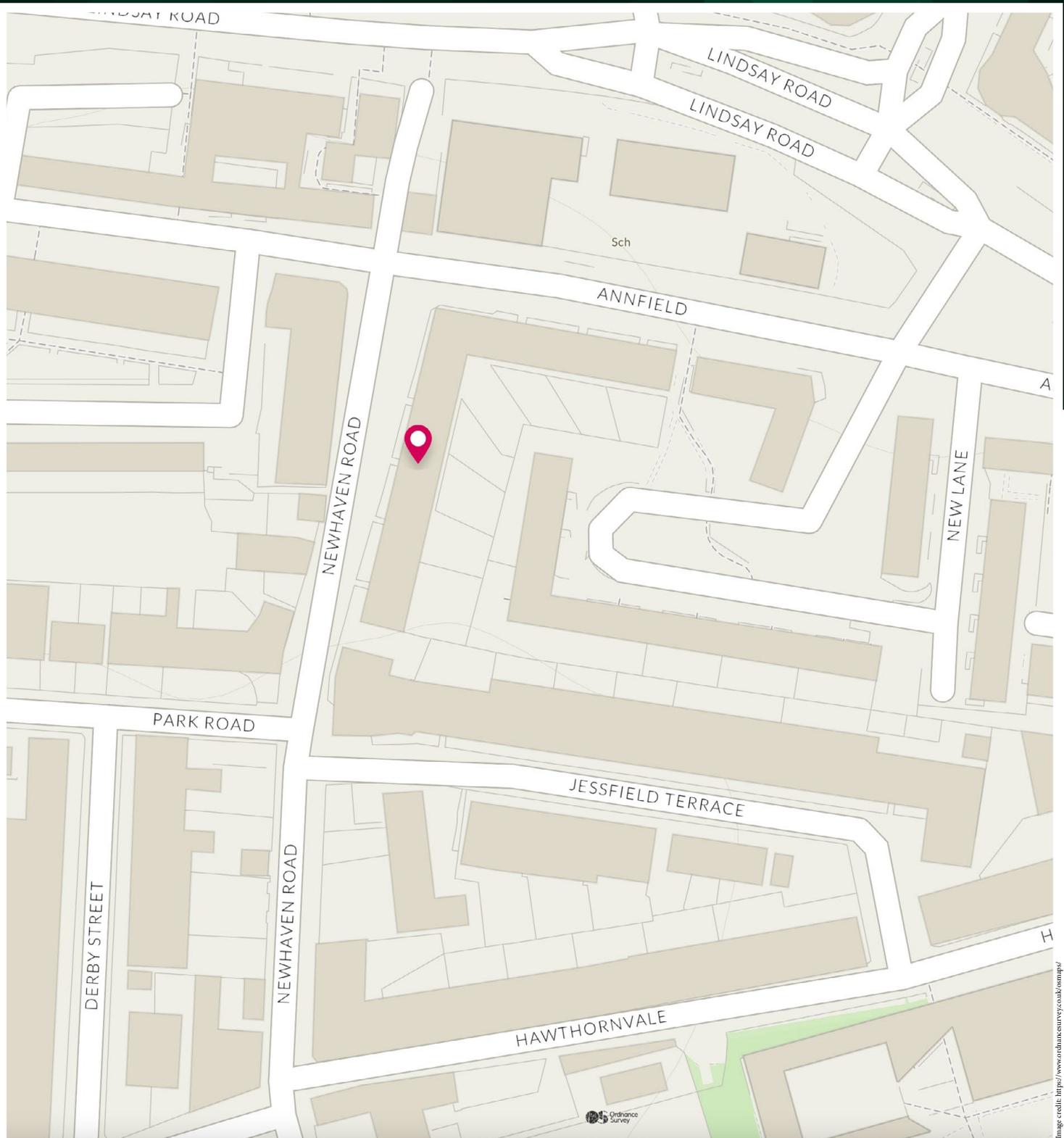
Further benefits include a secure entry system and ample residents permit parking in the area.





Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area is comprised of 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 developments. It is an area that is rapidly changing with new developments and infrastructure. The tram line is due to extend down to Leith and there are currently good transport links to the city centre and the airport.

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. 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. David Lloyds gym is also a short two minutes' walk away enjoying both indoor and outdoor swimming pools and tennis courts. 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.



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