



*SPACIOUS TWO BEDROOM FLAT WITH
BALCONY AND SEA VIEWS*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat to the market in excellent condition. It has been very well maintained by the current owners. The property benefits from sea views, a balcony, modern central heating and double-glazed windows, making for an efficient home with beautiful views.

Inside, the property comprises of a fully equipped kitchen which is situated in the open plan, kitchen living/dining room. Making for an excellent family or entertaining space. The kitchen is modern and is equipped with a gas hob, fan, oven, microwave, and dishwasher. Access from the living space is a balcony which faces over the Firth and catches some of Scotland's best sunsets.









The bedrooms are both well-proportioned doubles. The master bedroom is spacious and has integrated wardrobe space with an attached en-suite shower room. The second bedroom also enjoys integrated wardrobe space.





Bedroom 2

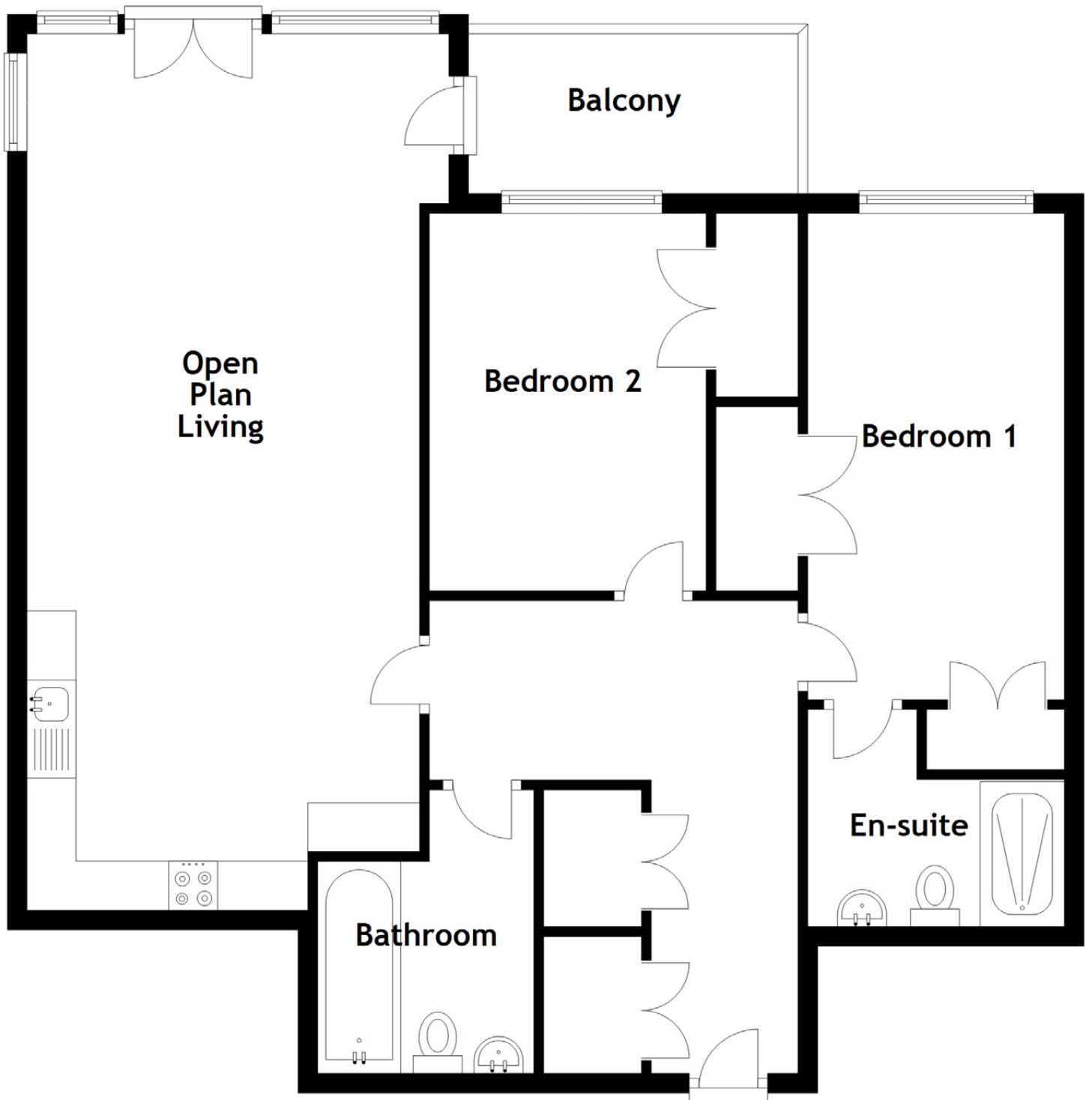




The flat has two bathrooms, one of which is a three-piece bathroom suite with an electric shower over the bath and the other of which is a mains shower in the en-suite three piece which has been finished well and benefits from excellent maintenance.





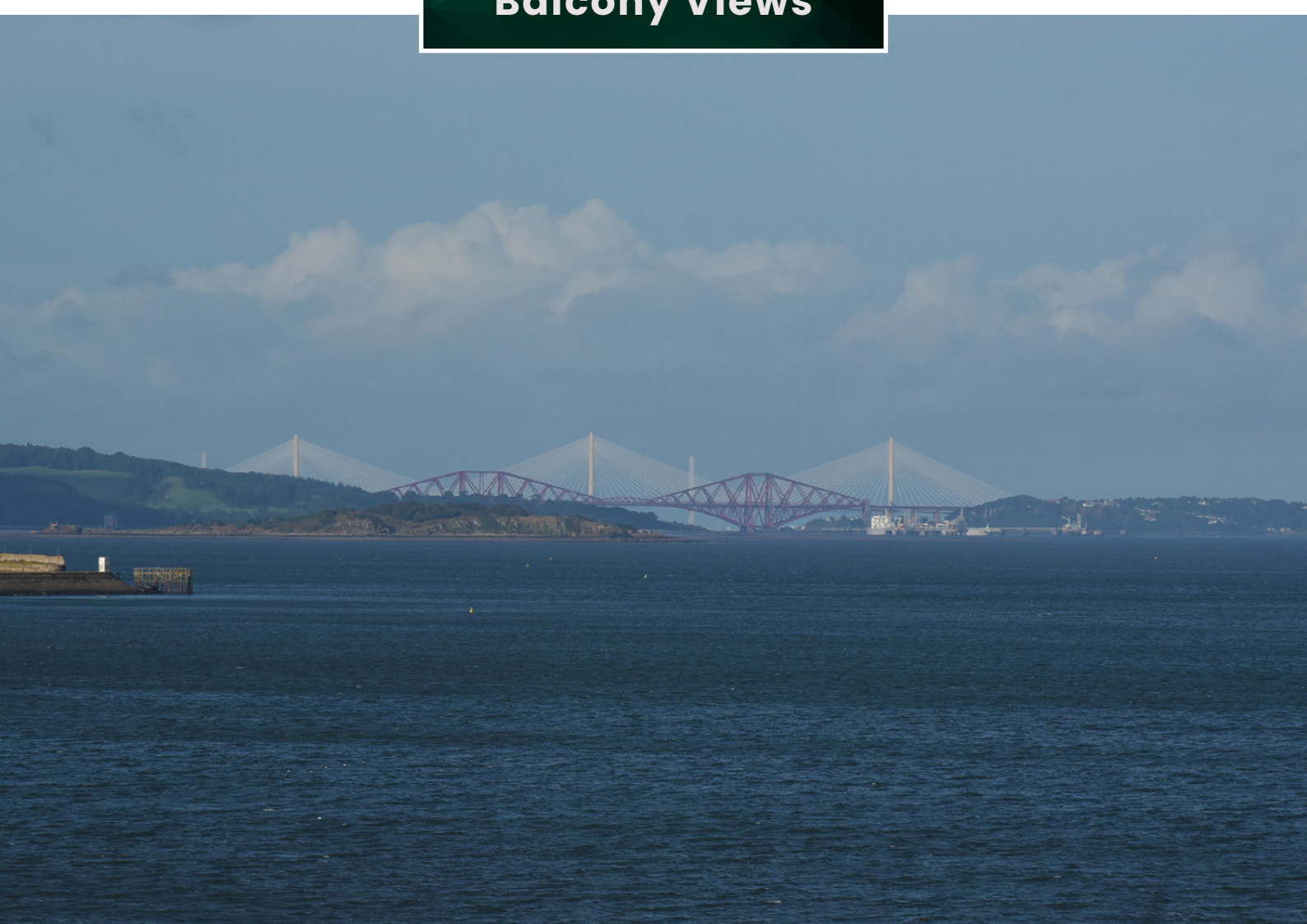


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	8.95m (29'4") x 4.30m (14'1")	En-suite	2.62m (8'7") x 2.22m (7'3")
Bedroom 1	4.96m (16'3") x 2.62m (8'7")	Gross internal floor area (m ²): 86m ²	
Bedroom 2	3.85m (12'8") x 2.82m (9'3")		
Bathroom	2.21m (7'3") x 2.16m (7'1")	EPC Rating: B	



Balcony Views



The property also benefits from excellent storage, space, underground, car parking, communal grounds, double glazing, and modern gas central heating. The property has had an EWS1 completed which we believe demonstrates the property is fit for lending. This should suffice for most mortgage providers along with the home report.

The property is expected to be of particular interest, and as such early bird viewing is recommended.

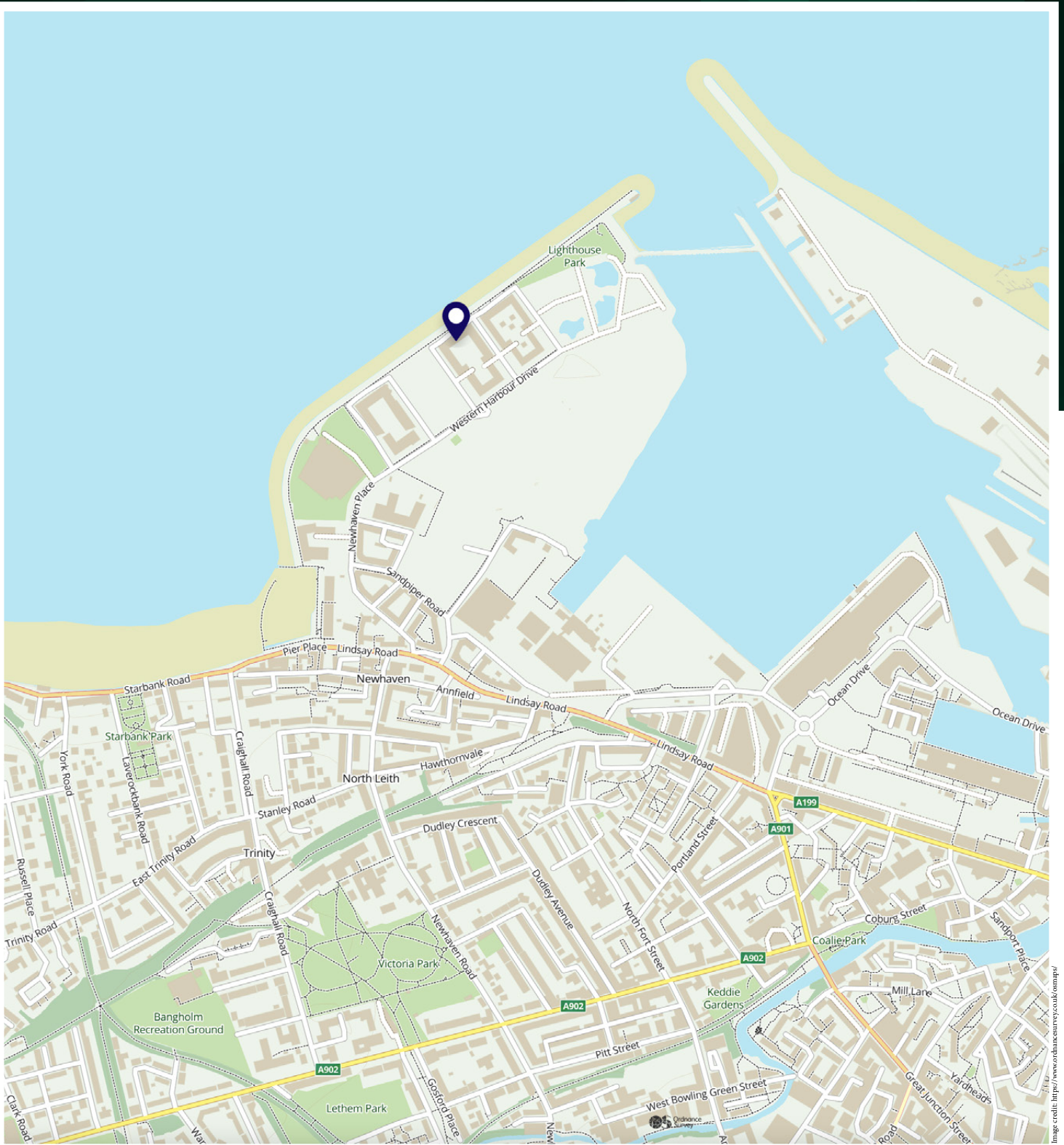




Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city centre.

Lighthouse Park awaits at the end of the harbour, treating visitors to breath-taking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A short journey 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.



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