

Flat 7, 8 Lindsay Road

NEWHAVEN, EDINBURGH, EH6 4DT



*SPACIOUS TWO BEDROOM
FLAT IN NEWHAVEN*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in Edinburgh's popular Newhaven area. Just a short walk from the tram stop and Ocean Terminal.

Inside, the property comprises of a spacious living area which is generously proportioned with various possibilities for furniture arrangements. There is a fully equipped kitchen with gas hob and white goods appliances. There are two bedrooms both of which are double with the master bedroom benefiting from integrated wardrobes and bedroom two offers the possibilities for a double bed and work from home space if required. The bathroom is modern and fitted with a three piece bathroom suite with a mains pressure shower over the bath.

In addition to this, the property boasts gas central heating with a modern gas combi and double glazed windows making for a warm and cost effective home, year round. The parking in the street is pay and display or resident permit parking.

The Property







Bedroom 1

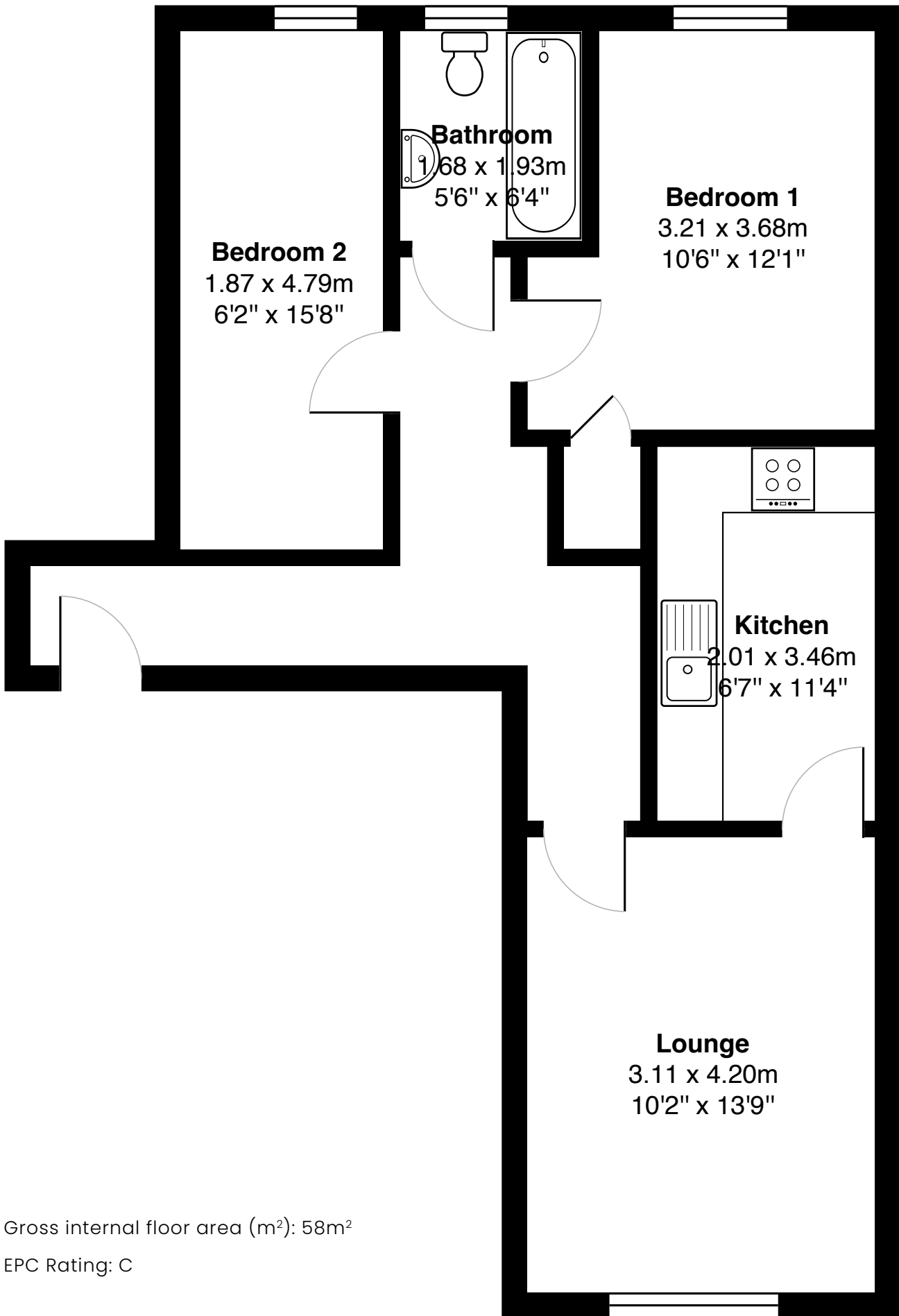




Bedroom 2







Gross internal floor area (m²): 58m²

EPC Rating: C

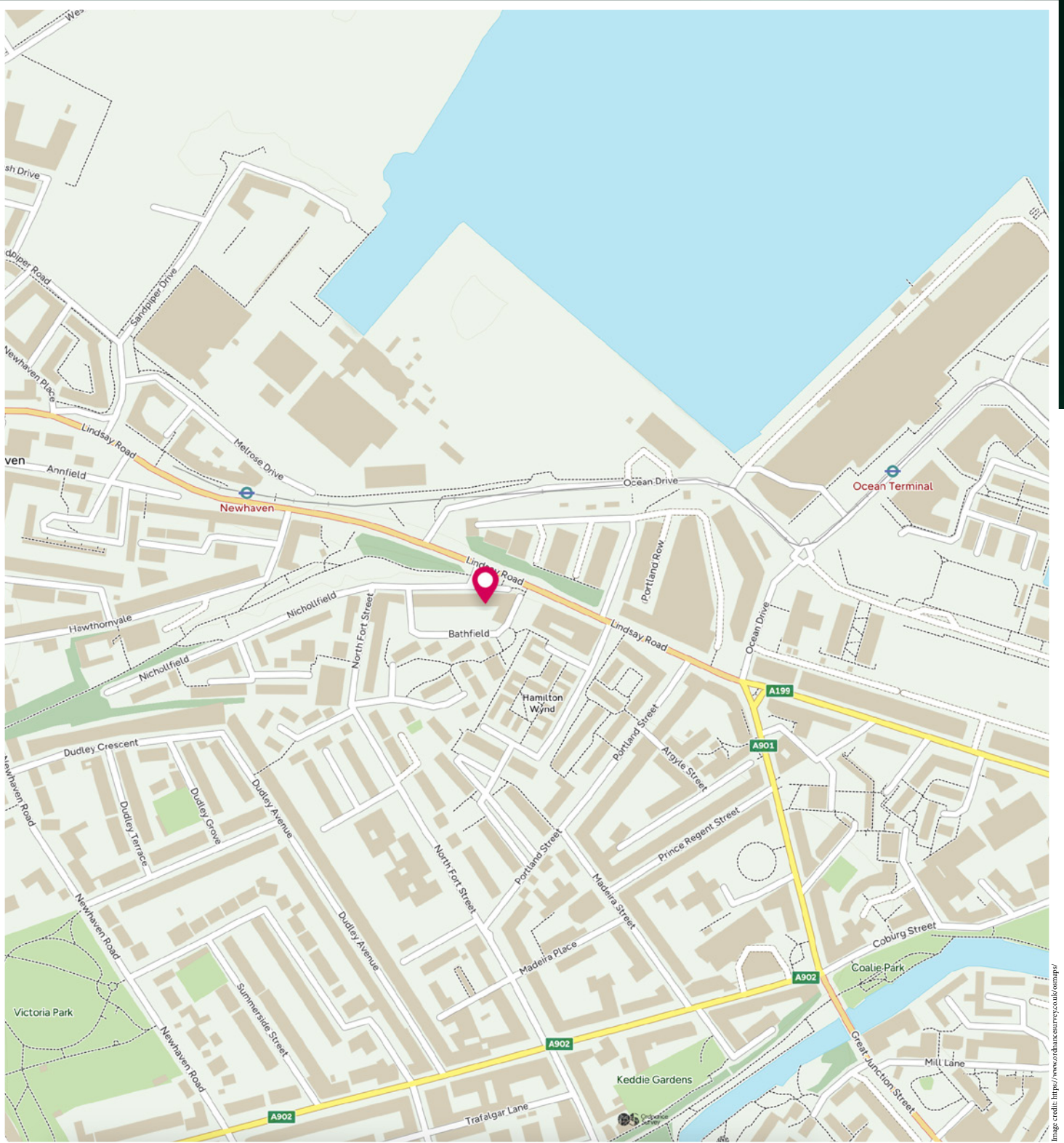




Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally,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