

98/6 Newhaven Road

TRINITY, EDINBURGH, EH6 4BS



*Charming top-floor, two-bedroom
flat with original features*



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www.mcewanfraserlegal.co.uk

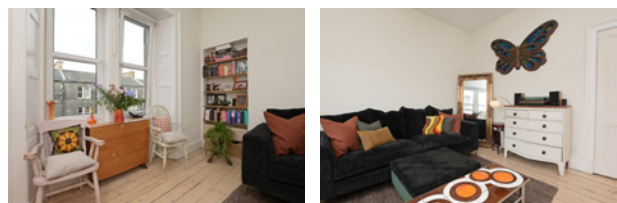


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McEwan Fraser Legal is delighted to present this charming two-bedroom top-floor flat, ideally positioned on Newhaven Road with sweeping views across Edinburgh, including the iconic Edinburgh Castle. The property has been beautifully maintained, retaining much of its period character, including original wooden flooring throughout.

THE LIVING ROOM



The welcoming hallway with pulley sets the tone, leading into bright and versatile living spaces. The living room offers a tranquil retreat, enhanced by a large double window that floods the room with natural light.

THE KITCHEN



The generous kitchen is perfectly designed for modern living, with ample storage, an integrated gas cooker and oven, and a stylish tiled splashback.





The bathroom is bright and airy, benefiting from plentiful natural light. It features a fully integrated bath with overhead shower, complemented by contemporary tiled walls. There is also direct access to the communal attic space through the bathroom.

The main bedroom is a well-proportioned double, tastefully finished with panelled walls and traditional Edinburgh press shelving, providing both charm and practicality. The second bedroom is well-suited as a guest room, study, or children's room, comfortably accommodating a single bed.

THE BATHROOM



BEDROOM 1

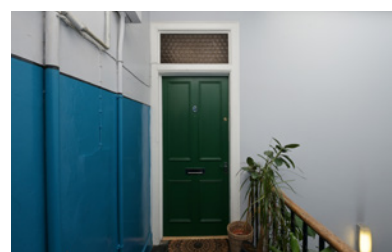


BEDROOM 2

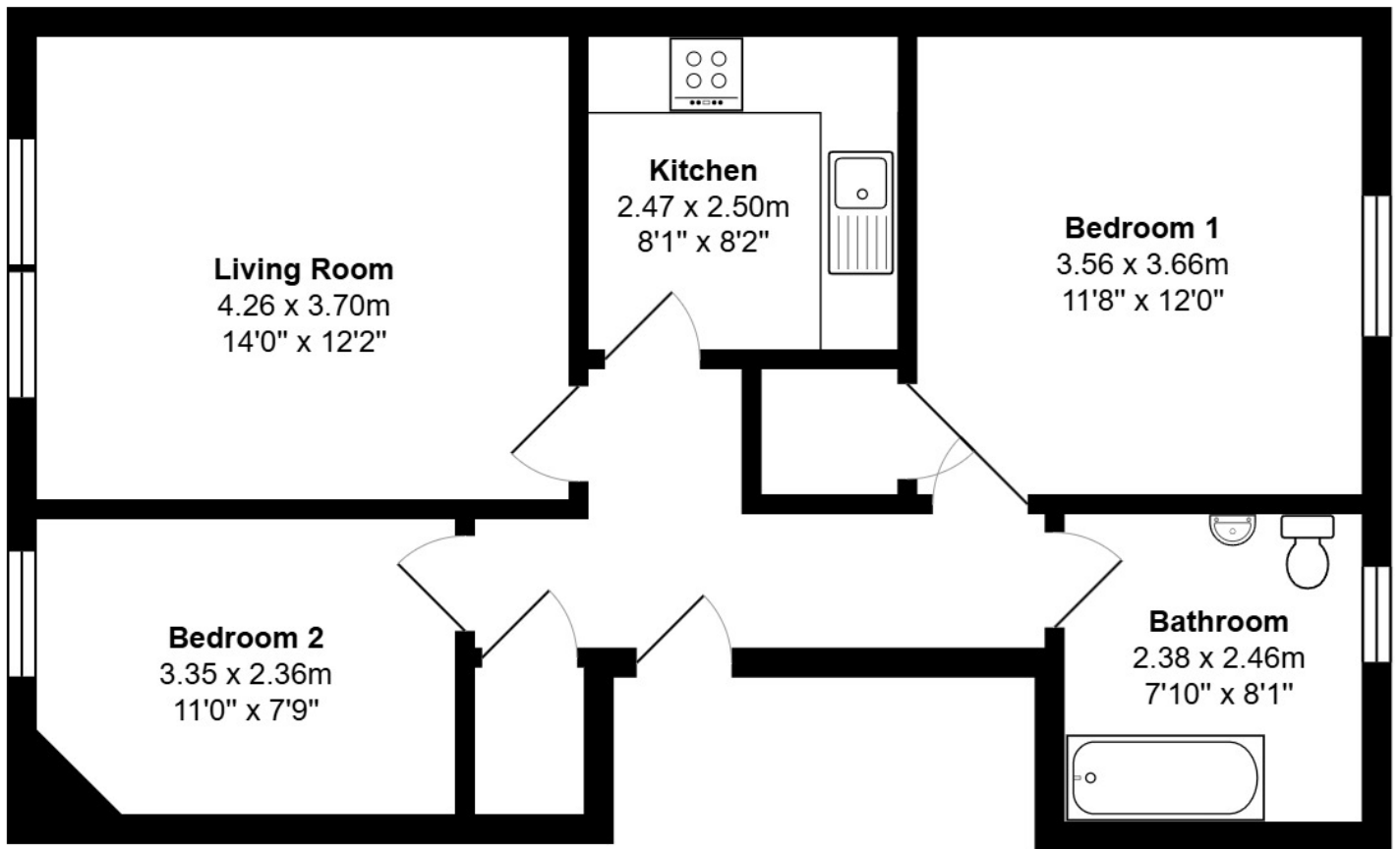


Externally, residents benefit from access to a well-maintained communal garden.

EXTERNALS, VIEW & COMMUNAL AREAS

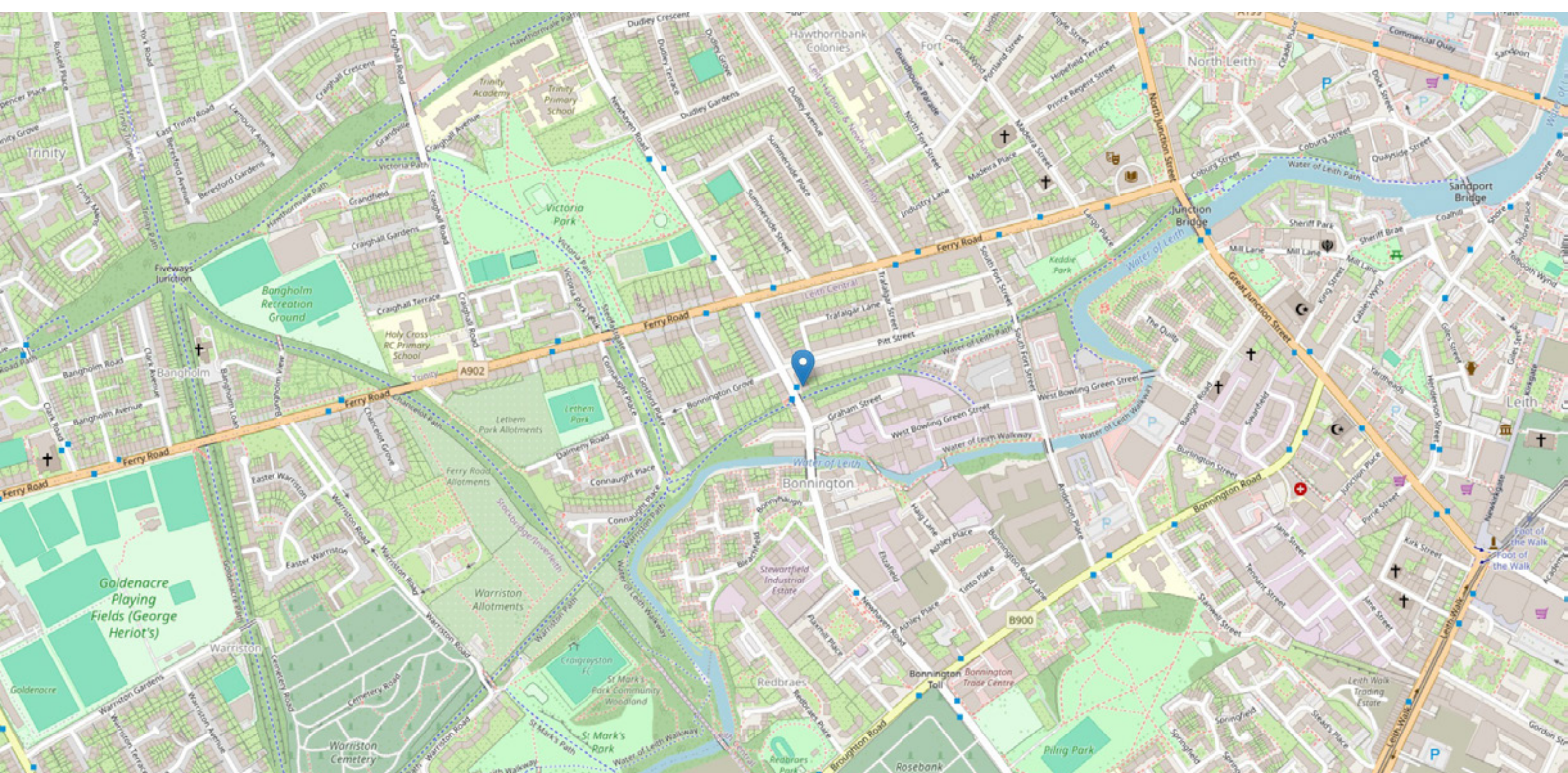


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. 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.





Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services.

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.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.



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