

46/1 Hawthornvale

NEWHAVEN, EDINBURGH, EH6 4JW



TWO-BED GROUND FLOOR FLAT IN THE
INCREASINGLY POPULAR AREA OF NEWHAVEN



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McEwan Fraser is delighted to present this spacious two-bedroom, ground-floor, flat to the market. The property is located in the increasingly popular area of Newhaven.

Internally, the property is presented in good order and benefits from a large lounge, two well-proportioned double bedrooms, separate kitchen, bathroom, and a central hallway with integrated storage. Further benefits include gas central heating, double glazing and a communal rear garden.

The accommodation is focused on the stunning lounge which is naturally bright and includes a wealth of original period features including high skirting boards, high ceilings and ornate cornice. The original floorboards have been exposed and varnished. The lounge has ample floor space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space.

The Lounge





The well-formed kitchen sits immediately behind the living room. There is a good range of based and wall mounted units that offer ample prep and storage space. Appliances are free-standing with space provided for cooker, fridge freezer, washing machine and slim-line dishwasher.





The bright and spacious master bedroom faces the front of the property and enjoys excellent proportions. Neutrally decorated, there is plenty of space for a full suite of free-standing bedroom furniture. The second double bedroom overlooks the communal rear garden also enjoys plenty of space for a full suite of furniture.

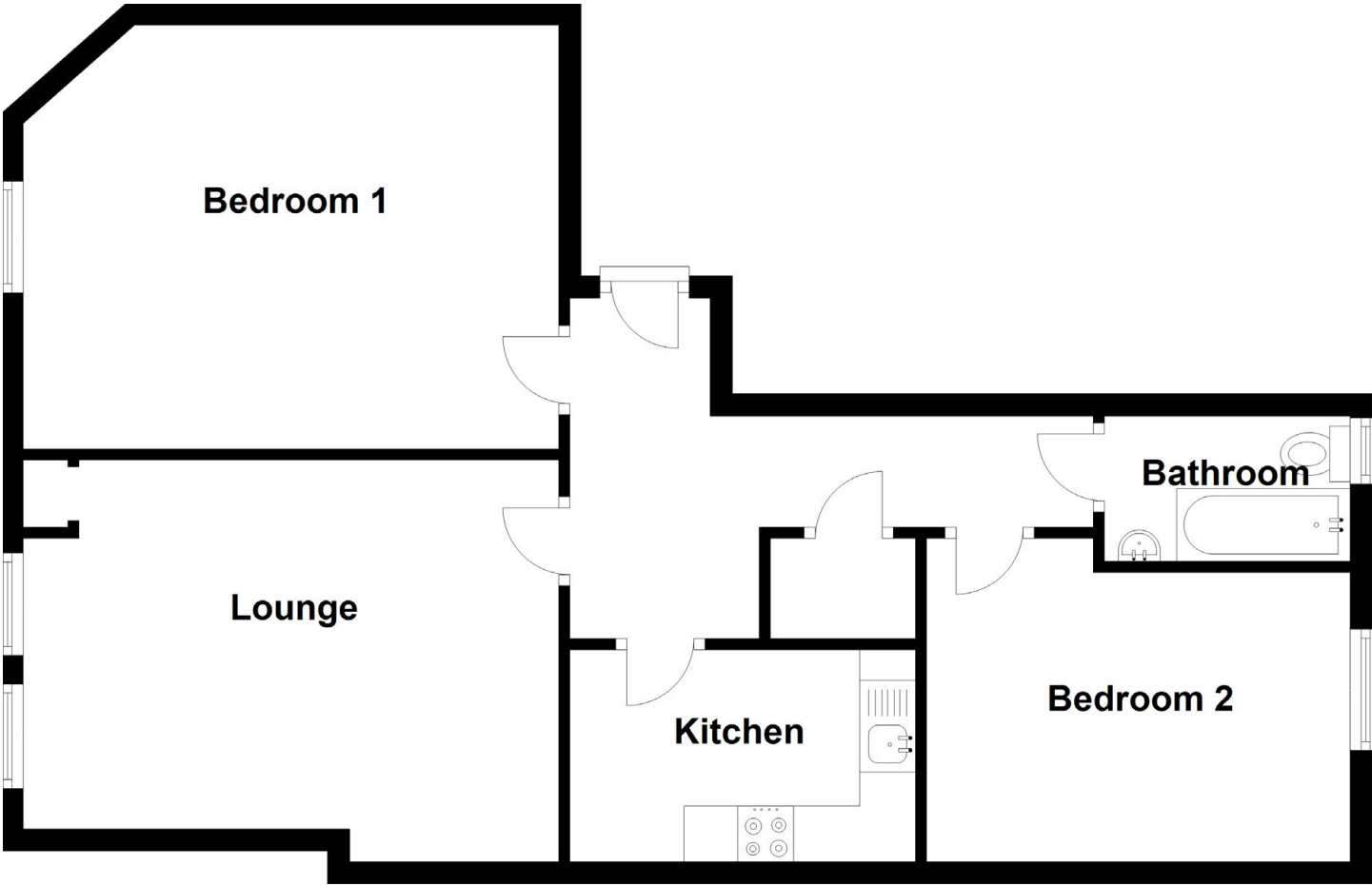
Accommodation is completed by the bathroom which is partially tiled and enjoys a three-piece white suite with shower over bath. The property is an ideal first time buy or sound buy-to-let investment and internal viewing is highly recommended.



Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")	Bathroom	2.20m (7'3") x 1.30m (4'3")
Kitchen	3.10m (10'2") x 1.90m (6'3")	Gross internal floor area (m ²): 69m ² EPC Rating: D	
Bedroom 1	4.80m (15'9") x 3.80m (12'6")		
Bedroom 2	3.80m (12'5") x 2.90m (9'6")		





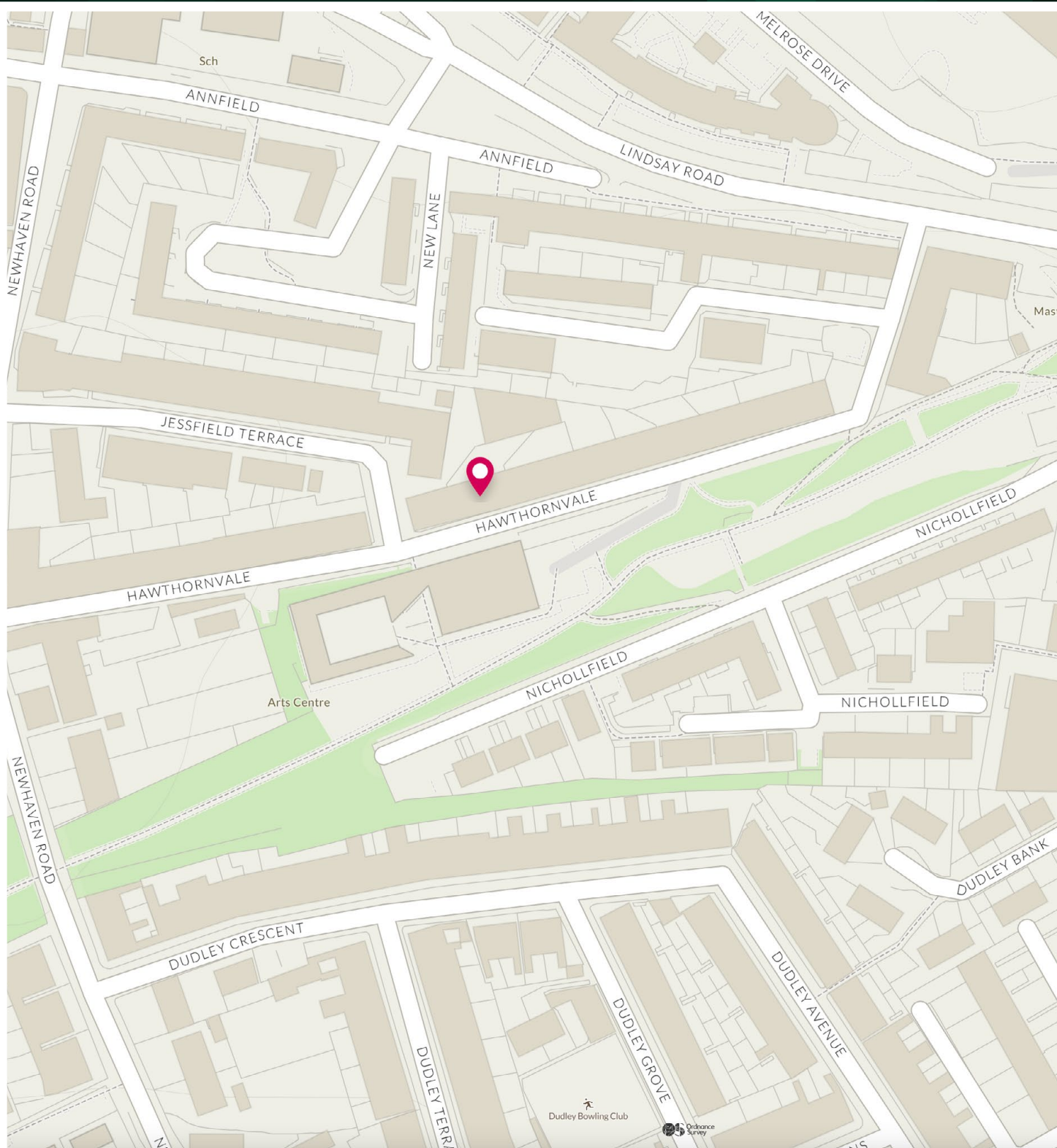
Newhaven is located to the north of Edinburgh city centre and comprises a wide variety of property styles. These include stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern developments. It is an area that is rapidly changing with new developments and infrastructure. The tram line is due to extend down to Newhaven and there are currently good transport links to the city centre and the airport.

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



Located close to the property is the Sculpture Workshop with a gallery, cafe and terrace. The nearby cycle network leads you straight into the city centre (an other parts of the city). A journey of roughly twenty minutes by bike or a forty minute walk.





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