

13/2 Sandpiper Road

NEWHAVEN, EDINBURGH, EH6 4TR



*TWO-BEDROOM APARTMENT THAT FORMS PART
OF A BEAUTIFUL MODERN DEVELOPMENT*



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McEwan Fraser is delighted to present this two-bedroom apartment that forms part of a beautiful modern development in Newhaven, an increasingly popular area for young professionals. The property is offered chain-free and in very good internal order. Benefits include gas central heating, double glazing, a secure entry system, communal grounds, and a secure underground car park.

The accommodation is focused on a spacious open plan kitchen and living room that has a southerly aspect and excellent levels of natural light. There is plenty of space for different furniture arrangements, giving an owner tremendous flexibility to create their ideal living and entertaining space.

The kitchen has a good range of base and wall-mounted units that provide plenty of prep and storage space. The units include a range of integrated appliances, including a dishwasher, a washing machine, a fridge freezer, an electric oven, and an electric hob.





The master bedroom is a well-proportioned double with an integrated wardrobe and space for further free-standing bedroom furniture. It also enjoys access to a partially tiled en-suite shower room. Bedroom 2 is a further double bedroom, and the main bathroom is partially tiled and has a three-piece white suite.





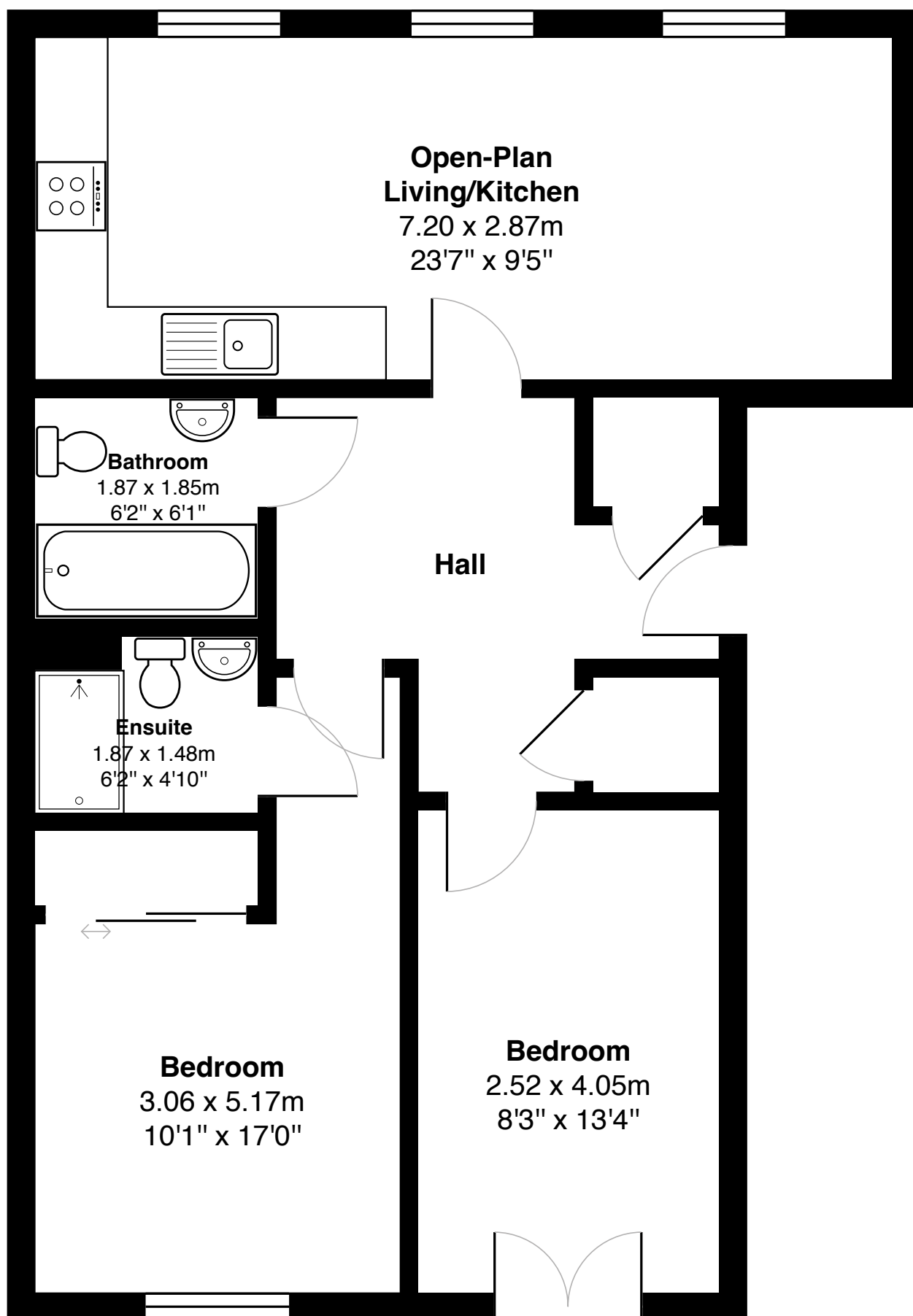
Bedroom 2





The flat is arranged around a central hallway with integrated storage. Internal viewing is highly recommended.

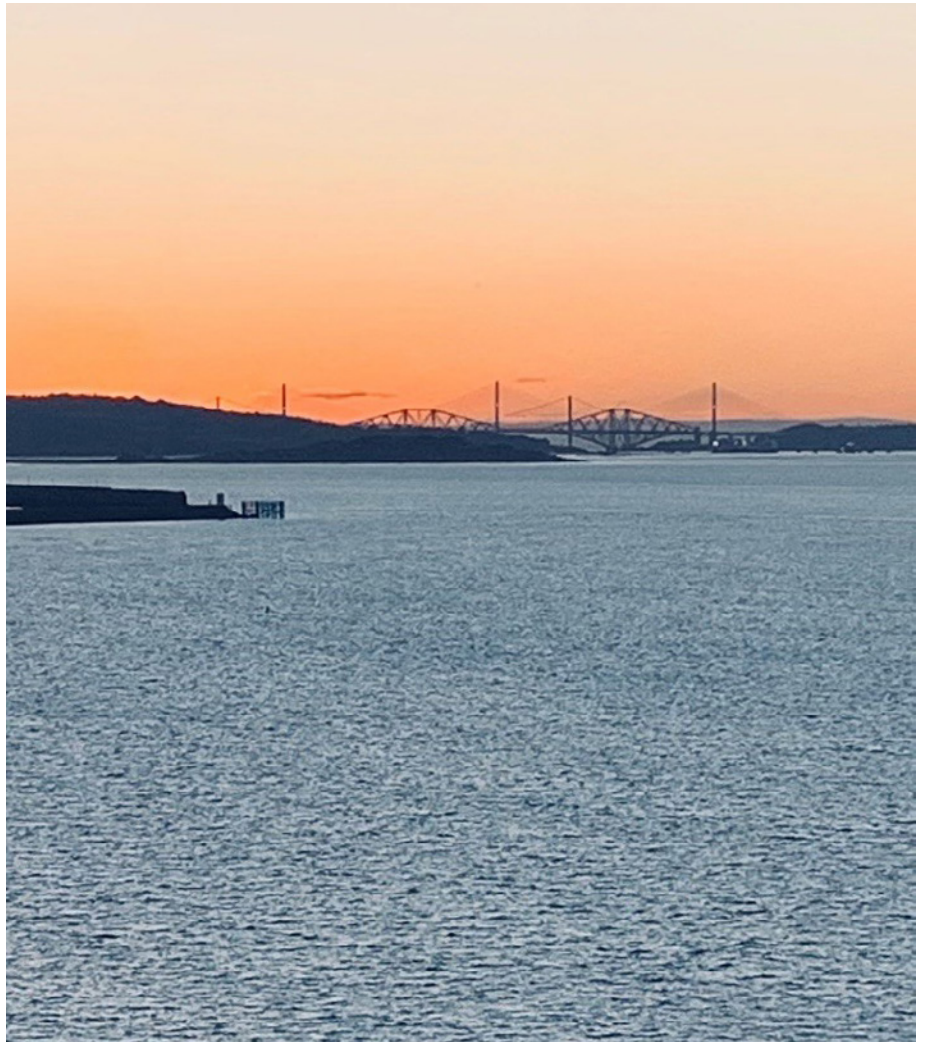
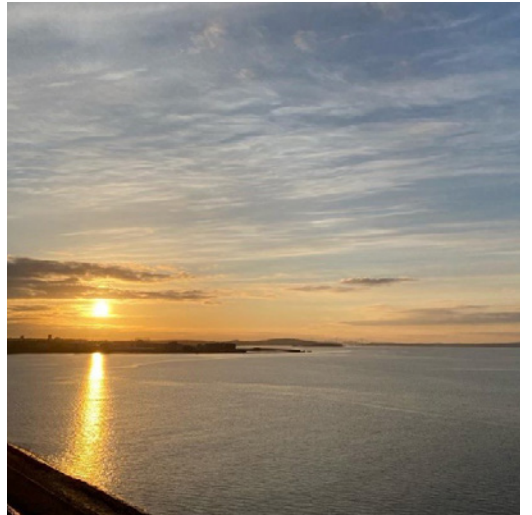




Gross internal floor area (m²): 62m²

EPC Rating: B







Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its 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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