

134A NEWHAVEN ROAD




McEwan Fraser Legal
Solicitors & Estate Agents

TRINITY, EDINBURGH, EH6 4NR



MCEWAN FRASER IS DELIGHTED TO PRESENT THIS DETACHED TWO DOUBLE BEDROOM NEW BUILD COTTAGE WHICH IS PRESENTED TO THE MARKET CHAIN FREE.

Finished to an immaculate standard, the property has been designed to resemble a traditional country cottage but with all the benefits inherent with modern construction standards. Internally, the property benefits from excellent proportions and a high specification contemporary finish.

Externally, the property sits back from Newhaven Road and enjoys a private gated entrance with electric gates, off-street parking and landscaped grounds. The front of the property has been extensively landscaped and includes a water feature. The rear garden is a real sun trap and includes a large deck, perfect for a table and chairs.

The property is certain to appeal to a broad range of buyers but would specifically suit someone who is downsizing from a larger property but does not want to leave the area.







The internal accommodation is exceptionally well balanced with generous living space and two ample double bedrooms.

The main lounge is the obvious focal point and enjoys abundant natural light and impressive floor space.

The proportions on offer in the living room give an incoming purchaser plenty of flexibility to create their ideal entertaining space.





134A NEWHAVEN ROAD

The adjacent dining kitchen offers similar generous proportions. The kitchen comprises a full range of contemporary base and wall mounted units that afford excellent prep and storage space. There is a range of integrated appliances including a Smeg hob and oven, fridge freezer and dishwasher.

Alongside the kitchen units, there is plenty of space for a dining table.

There is also a further small study that would make an ideal location for a dressing table.





There are two generous double bedrooms that overlook the rear garden. The bedrooms enjoy near identical proportions and can both comfortably handle a full suite of free-standing bedroom furniture.

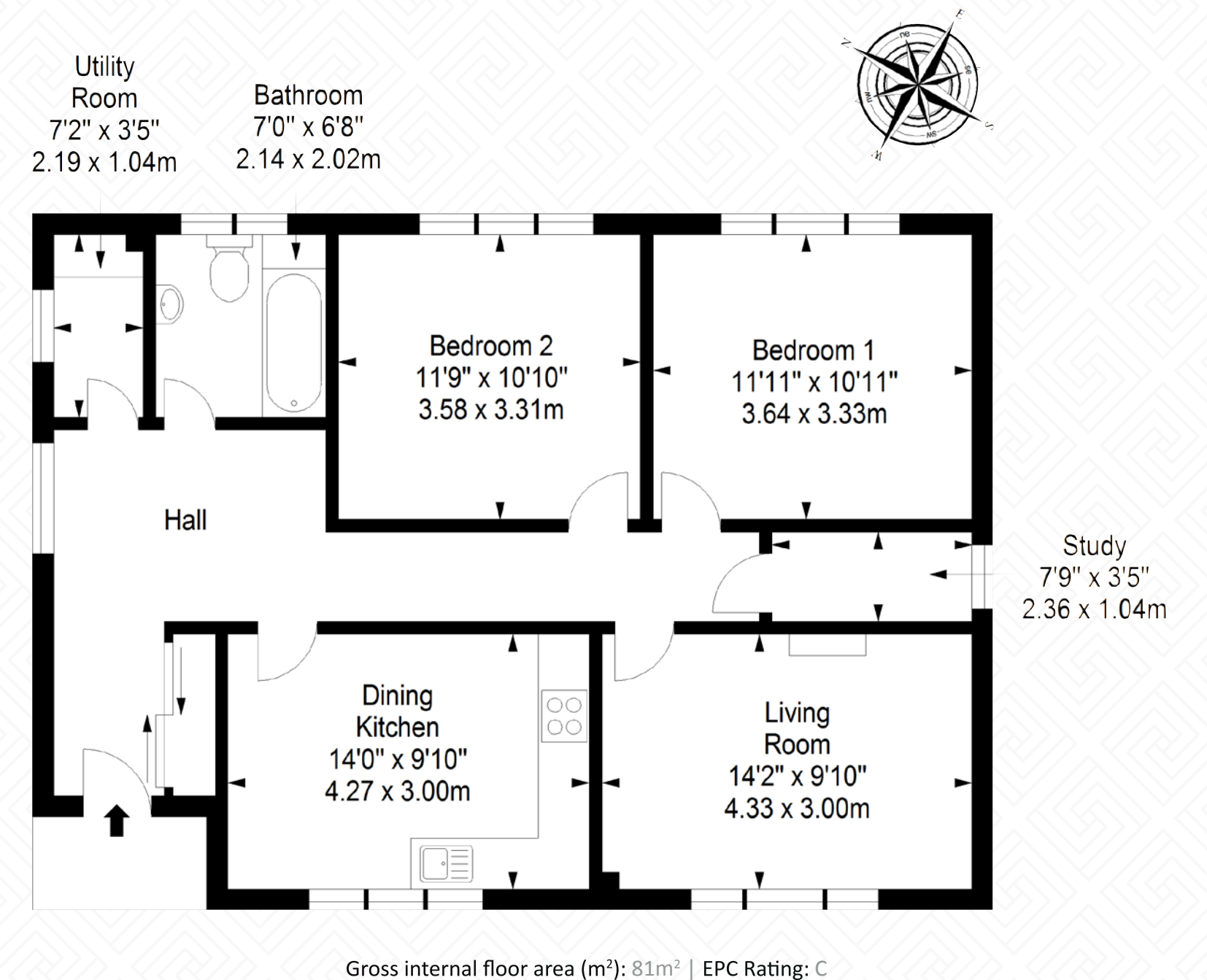
The internal accommodation is completed by the bathroom which is fully tiled, boasts underfloor heating and comprises a three-piece white suite with a jacuzzi bath and shower over bath. Finally, the property enjoys ample storage with integrated cupboards off the main hall, utility room and a huge loft which is fully floored, lit and easily accessed via a Ramsay ladder. The loft offers extensive additional storage space.

This is a unique property in the area and viewing is essential to appreciate both the stunning setting and fantastic accommodation on offer.





134A NEWHAVEN ROAD





THERE ARE PARTS OF THE CITY THAT, BECAUSE OF THEIR LOCATION AND CHARACTER, STAND HEAD AND SHOULDERS ABOVE ALL ELSE. MORNINGSIDE MIGHT BE ONE, COMELY BANK COULD BE ANOTHER BUT TRINITY, WITHOUT A DOUBT, CERTAINLY IS.

This is a highly sought after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers. Ocean Terminal Shopping Centre provides a vast array of shops including Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24 hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.

134A NEWHAVEN ROAD



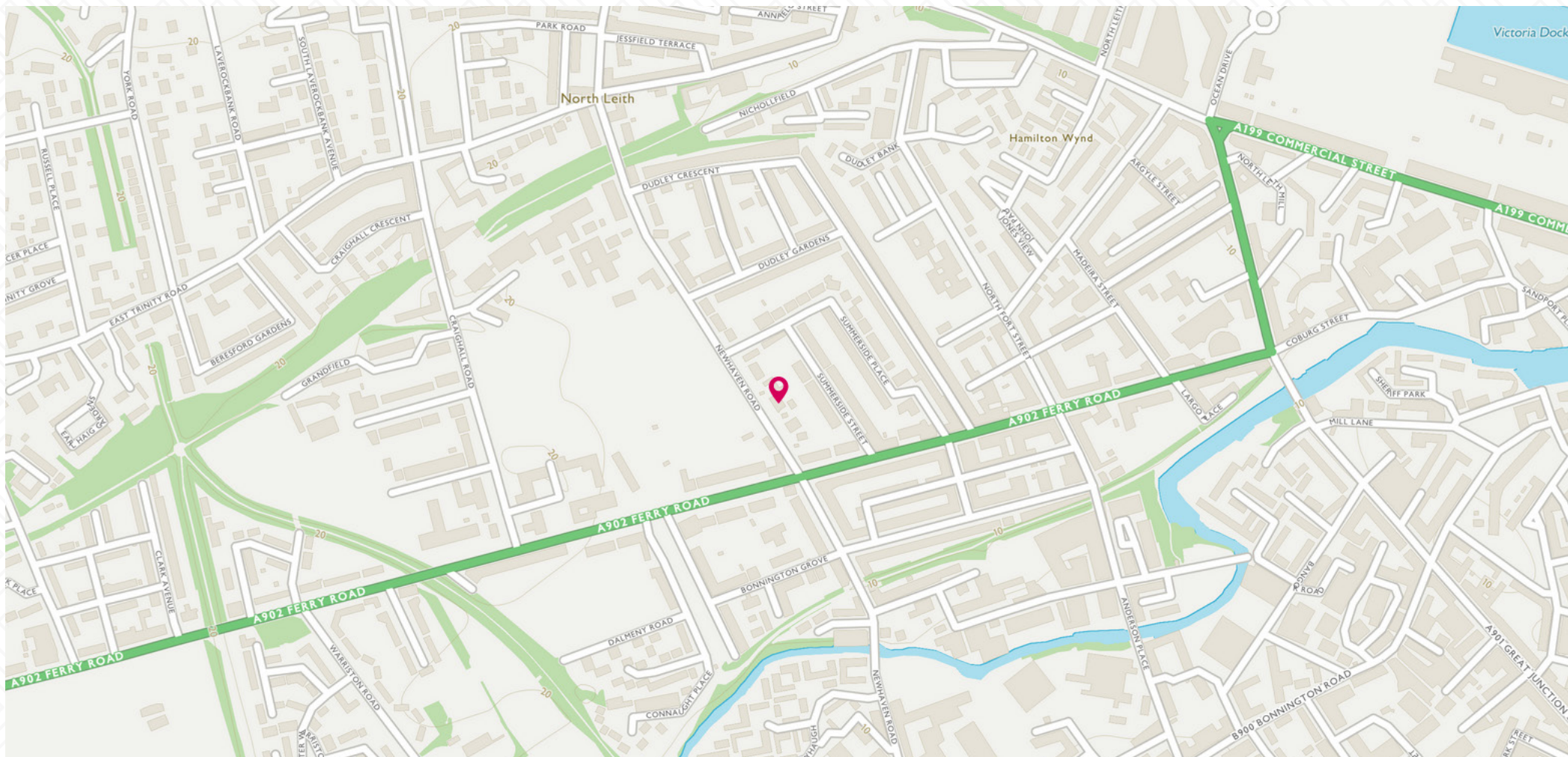


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer