



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**15/1 North Hillhousefield**

EDINBURGH, EH6 4HU

# THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh city centre. The area consists of a wide variety of property styles, including modern and stone-built tenement properties built around the turn of the century.

A few moments away, Leith Waterfront provides a host of cafés

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. There is a local Asda store and Ocean Terminal Shopping Centre to accommodate a

vast variety of shopping needs along with cinema and a fitness gym. Several open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and

Crammond beaches are also within easy reach. Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in fifteen minutes and have unlimited access to the rest of the city.



## 15/1 NORTH HILLHOUSEFIELD

McEwan Fraser Legal are delighted to bring to the market this well-maintained and modern, ground floor garden flat situated in the popular Newhaven area.

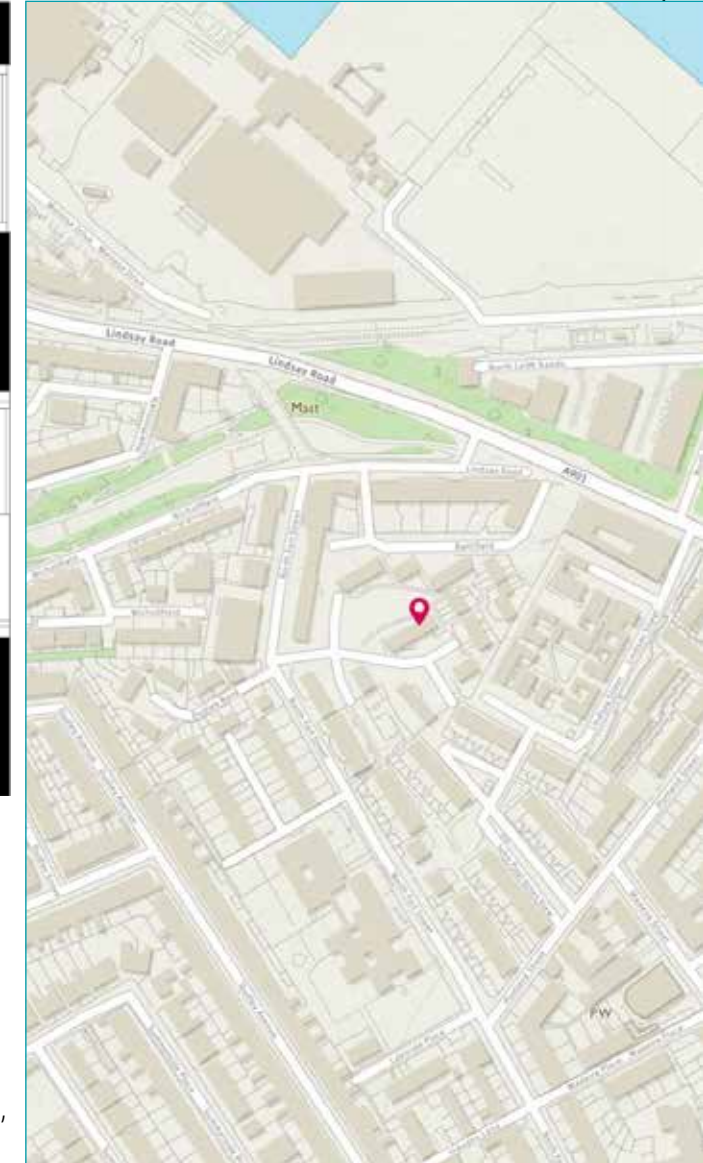
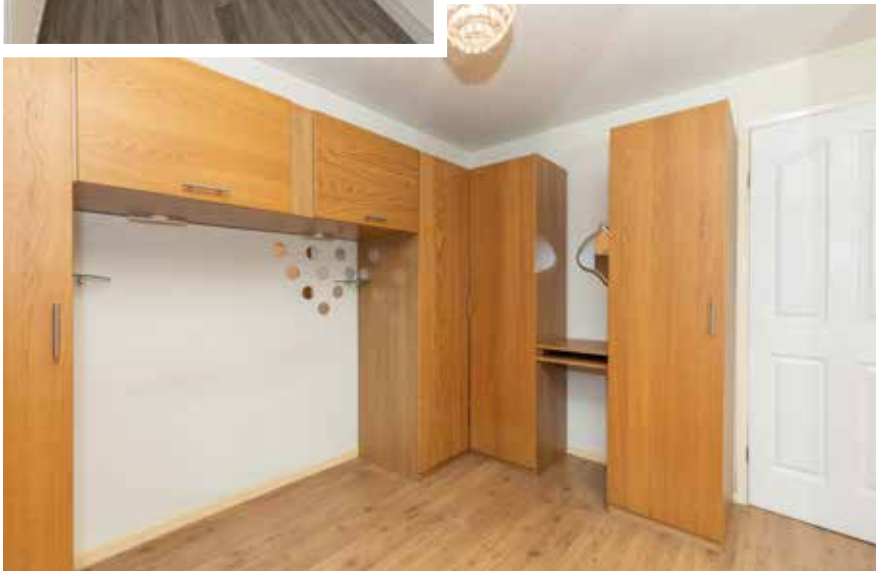
The property briefly comprises a welcoming hallway which leads to a

comfortable lounge with feature fire and plenty of natural light through the french doors which provide direct access to the private garden. The modern white kitchen has ample base and wall mounted units and integrated appliances including a gas hob and electric oven. The

property has two well-proportioned bedrooms with built-in storage. A fresh bathroom with white three-piece suite and electric shower over the bath completes the rooms. The property further benefits from gas central heating, double glazed

windows, a secure entry phone system, private residents parking and a secure, well kept private garden with laid lawn. This property is sure to appeal to a broad range of buyers and early viewing is advised.





Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.84m (12'7")
Kitchen	2.58m (8'6") x 2.00m (6'7")
Bedroom 1	3.18m (10'5") x 2.91m (9'7")
Bedroom 2	3.18m (10'5") x 2.24m (7'4")
Bathroom	1.89m (6'2") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings and appliances.



  
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