



*McEwan Fraser is delighted to present this two double bedroom first-floor flat with balcony*



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McEwan Fraser is delighted to present this two double-bedroom first-floor flat with a balcony. The property is situated in popular Newhaven, close to a good range of amenities including an ASDA supermarket and Ocean Terminal. Internally, the property enjoys excellent proportions which include a separate breakfast kitchen and plenty of integrated storage. Further benefits include double glazing, a secure entry system, and ample parking in the surrounding area. Overall, the property would make an ideal first-time buy or sound buy-to-let investment.

# THE LIVING ROOM



Accommodation is focused on a generous living room which offers ample space for a variety of different furniture arrangements which will give a new owner plenty of scope to create their ideal entertaining space. A door opens from the living room onto a balcony which would be perfect for a table and chairs.

# THE KITCHEN



The kitchen breakfast room is adjacent to the living room and includes a good range of base and wall-mounted units. The units include integrated appliances and offer plenty of prep and storage space for the aspiring chef.





The bedrooms are both generous doubles which have plenty of space for a full suite of bedroom furniture. Accommodation is completed by the bathroom which is tiled and boasts a three-piece white suite with shower over bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

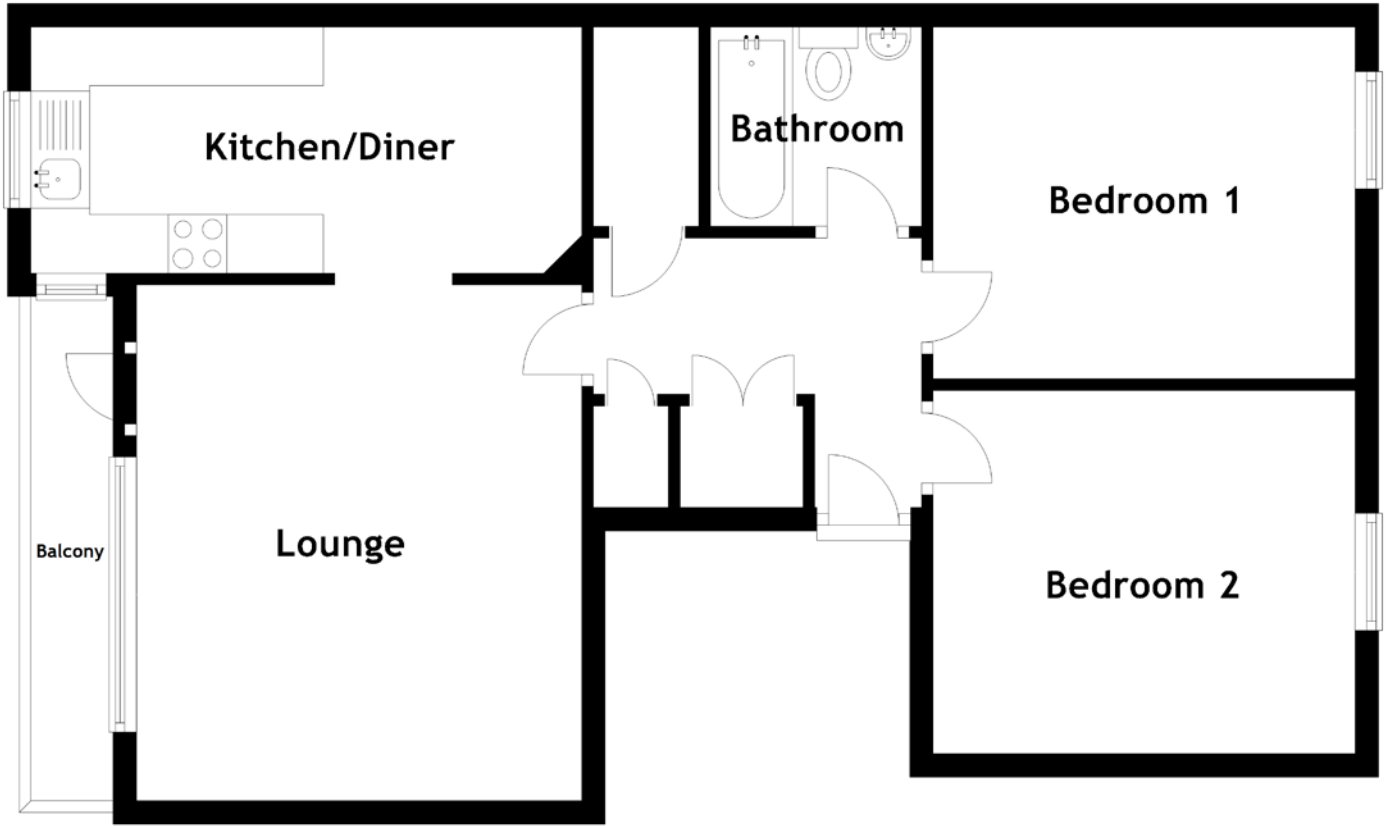


Internal viewing is highly recommended.

# EXTERIORS & BALCONY



# FLOOR PLAN, DIMENSIONS & MAP



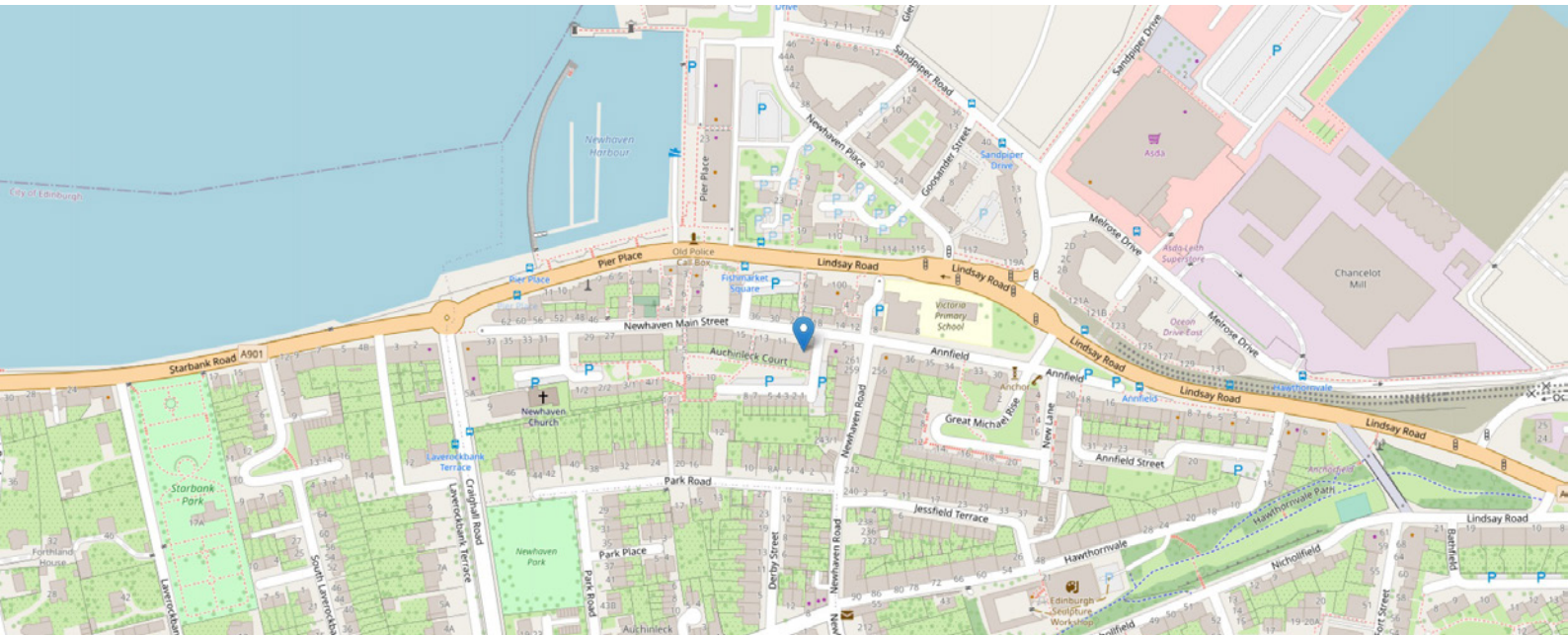
Approximate Dimensions (Taken from the widest point)

Lounge 4.40m (14'5") x 3.60m (11'10")  
 Balcony 4.40m (14'5") x 0.80m (2'7")  
 Kitchen/Diner 4.70m (15'5") x 2.10m (6'11")

Bedroom 1 3.60m (11'10") x 3.00m (9'10")  
 Bedroom 2 3.60m (11'10") x 3.10m (10'2")  
 Bathroom 1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup> | EPC Rating: D

## VIRTUAL TOUR





# THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area is comprised of 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 developments. It is an area that is rapidly changing with new developments and infrastructure. The tram line is due to extend down to Leith and there are currently good transport links to the city centre and the airport.





Neighbouring Tranent also has an excellent shopping centre with a wide range of independent shops, an Aldi and large branch of Asda. There are cafes and restaurants and a Leisure Centre/Swimming Pool offering a wide range of activities for children and adults alike. East Lothian's championship golf courses, stunning countryside and fine sandy beaches are all within close proximity. Regular bus services from the village run to and from the City Centre and proximity to the A1 facilities an easy commute north and south, as well as to Edinburgh International Airport and the central motorway network via the city by-pass.



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