

60 Hawthornvale

NEWHAVEN, EDINBURGH, EH6 4JS



Spacious two bed main door flat with dining kitchen, box room and communal rear garden



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McEwan Fraser is delighted to present this two double bedroom main door flat to the market which is offered CHAIN FREE and is located in the increasingly popular area of Newhaven. The property is presented in good internal order and further benefits from a large lounge, dining kitchen, contemporary bathroom, further box bedroom, gas central heating, double glazing and a communal rear garden.

THE LIVING ROOM



Internal accommodation is focused towards a good-sized living room that is located to the front with ceiling cornicing, alcove and a living flame gas fire with tiled hearth. There is plenty of floor space for an incoming purchaser to create their ideal entertaining space. Immediately behind the living room, a large box room has had a mezzanine style bed built-in above a desk to provide extra accommodation and a home workspace.

THE BOX ROOM



THE KITCHEN/DINER



The dining kitchen is fitted with a wide range of base and wall units with a range style cooker, dishwasher and washer/dryer. There is a deep storage cupboard, a window to the rear and a door to the utility room which has a sink, window and space for further appliances.



The bedrooms are well-proportioned doubles with plenty of space for a full range of bedroom furniture.

Early viewing is highly recommended.

BEDROOM 1



BEDROOM 2



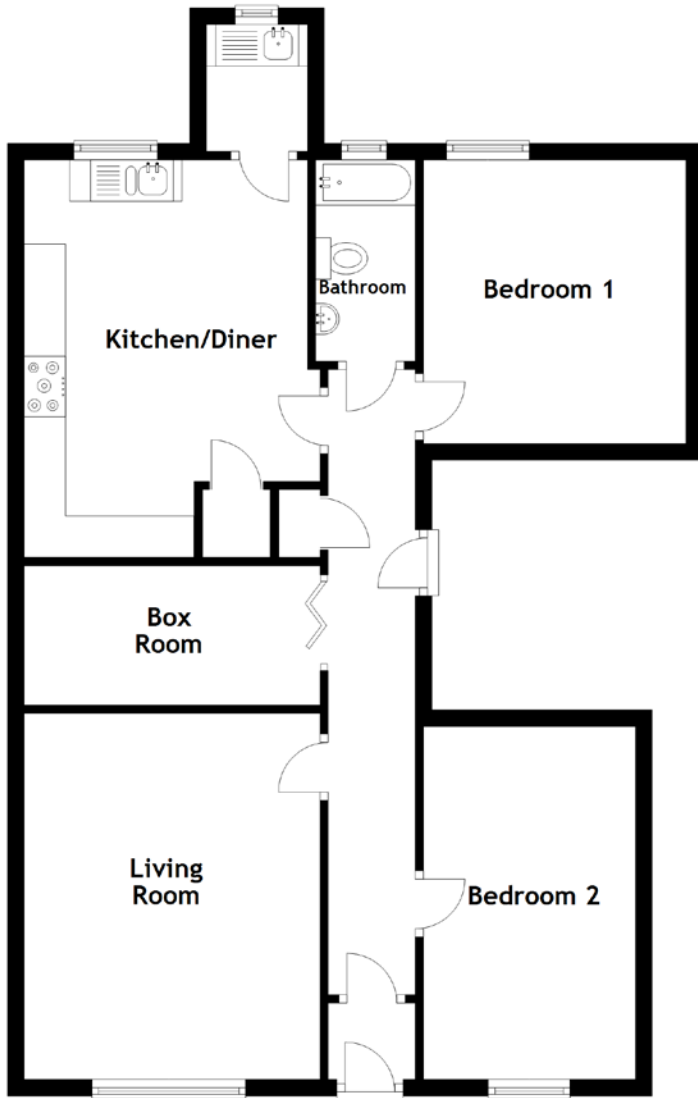
THE BATHROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

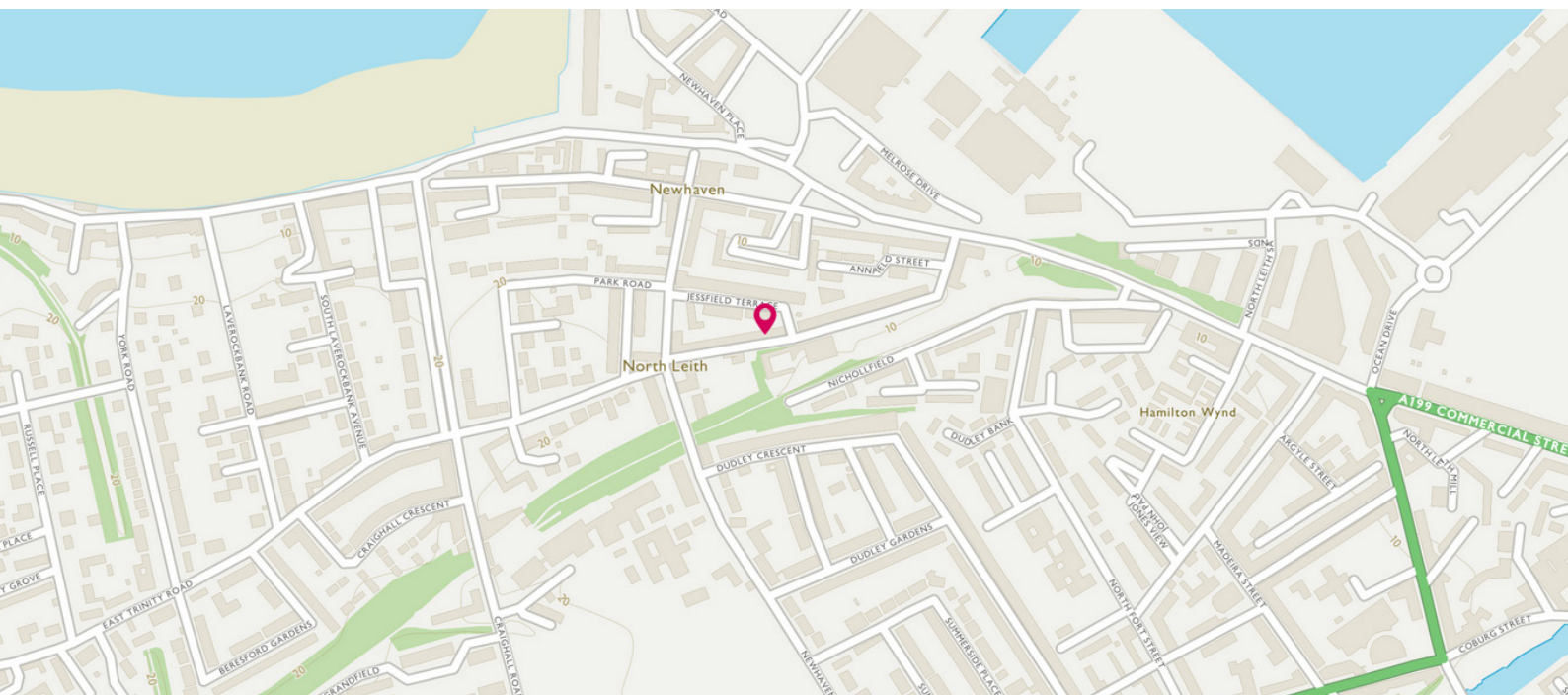


Approximate Dimensions
(Taken from the widest point)

Living Room	4.42m (14'6") x 3.57m (11'9")
Kitchen/Diner	4.80m (15'9") x 3.42m (11'3")
Bedroom 1	3.21m (10'6") x 3.17m (10'5")
Bedroom 2	4.26m (14') x 2.56m (8'5")
Box Room	3.57m (11'9") x 1.68m (5'6")
Bathroom	2.43m (8') x 1.20m (3'11")

Gross internal floor area (m²): 85m²

EPC Rating: D



THE LOCATION

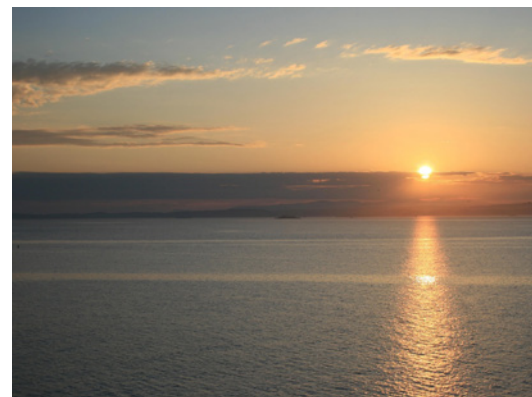
Newhaven is located to the north of Edinburgh city centre and comprises a wide variety of property styles. These include stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern developments. It is an area that is rapidly changing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

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk. Portobello and Cramond beaches are also within easy reach.



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Part
Exchange
Available



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