

27/3 Starbank Road

NEWHAVEN, EDINBURGH, EH5 3BY



*Spacious Two Bedroom Flat in Newhaven
With Unrivalled Sea Views*



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McEwan Fraser Legal is delighted to present this two-bedroom top floor flat in Newhaven with Outstanding views of the sea and Kingdom of Fife and East Neuk.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living room which has a large window with sea views and window seat to enjoy it. The living room has various possible configurations and provides access to the kitchen.
- Fully equipped galley style kitchen which is well proportioned for the flat.

THE KITCHEN





- Two very well proportioned double bedrooms which include Storage and one of which has a balcony rear-facing and not being overlooked which is rare in Edinburgh.
- One main shower room which is spacious and serves the requirements of the property well.

BEDROOM 1



BEDROOM 2



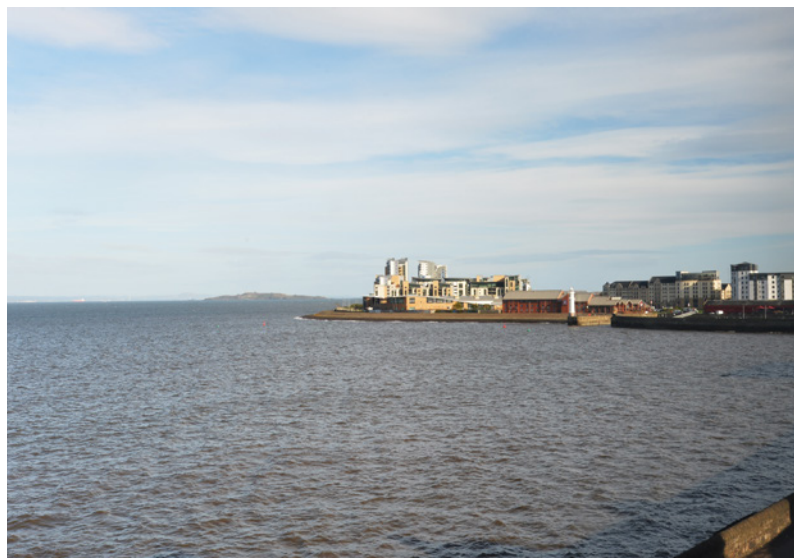
THE SHOWER ROOM



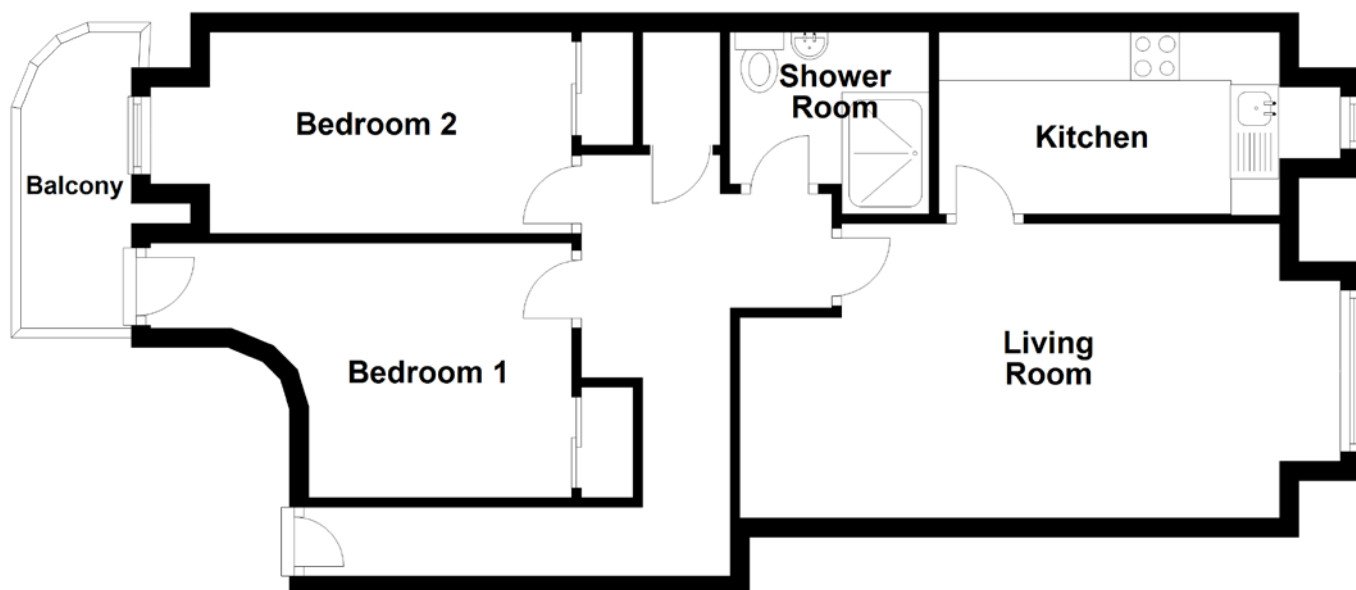
In addition, the property includes a small communal storage area located at the entrance, ample street parking and benefits from double glazing to prevent the elements from getting in the way of the enjoyment of the outlook.

Viewing this property is highly recommended.

THE REAR & VIEW



FLOOR PLAN, DIMENSIONS & MAP

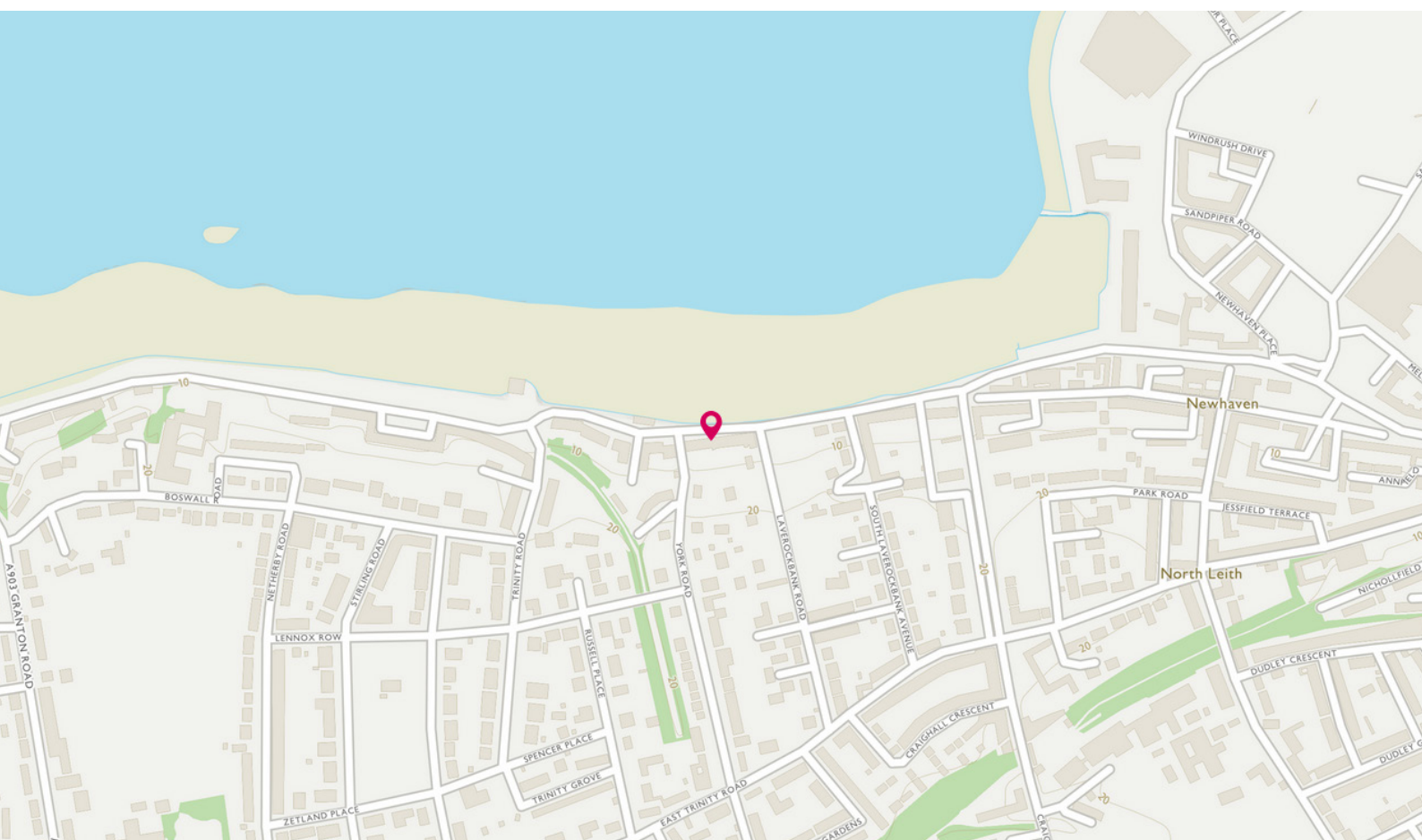


Approximate Dimensions (Taken from the widest point)

Living Room 6.26m (20'6") x 3.04m (10')
Kitchen 4.15m (13'7") x 1.88m (6'2")
Bedroom 1 4.54m (14'11") x 2.63m (8'8")

Bedroom 2 4.35m (14'3") x 2.08m (6'10")
Shower Room 2.06m (6'9") x 2.00m (6'7")

Gross internal floor area (m²): 60m²
EPC Rating: C



THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises 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 housing estates.





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.

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.

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.



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