

9/3 North Hillhousefield

NEWHAVEN, EDINBURGH, EH6 4HU



*Well presented two-bedroom apartment
in popular Newhaven.*



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

THE LOUNGE/KITCHEN



You enter the property through a welcoming hallway which leads to a spacious and open-plan lounge with plenty of natural light. The kitchen boasts an ample range of base and wall mounted units, a gas hob, electric oven and an overhead extractor fan. The property has two well-proportioned bedrooms with built-in storage space. Finally, the property is completed by the brand new bathroom which consists of a white three-piece suite with an electric shower over the bath.



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The kitchen boasts an ample range
of base and wall mounted units

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BEDROOM 1





BEDROOM 2 & BATHROOM

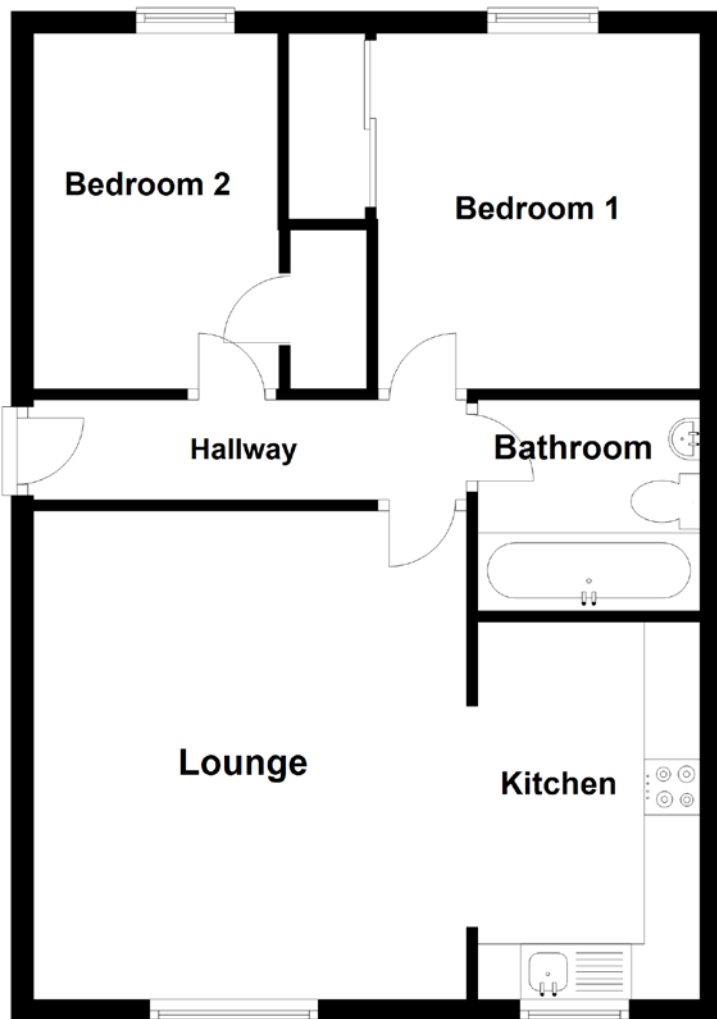


The property also benefits from gas central heating, a secure entry phone system and private residents parking. The apartment is sure to appeal to a broad range of buyers and early viewing is advised.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

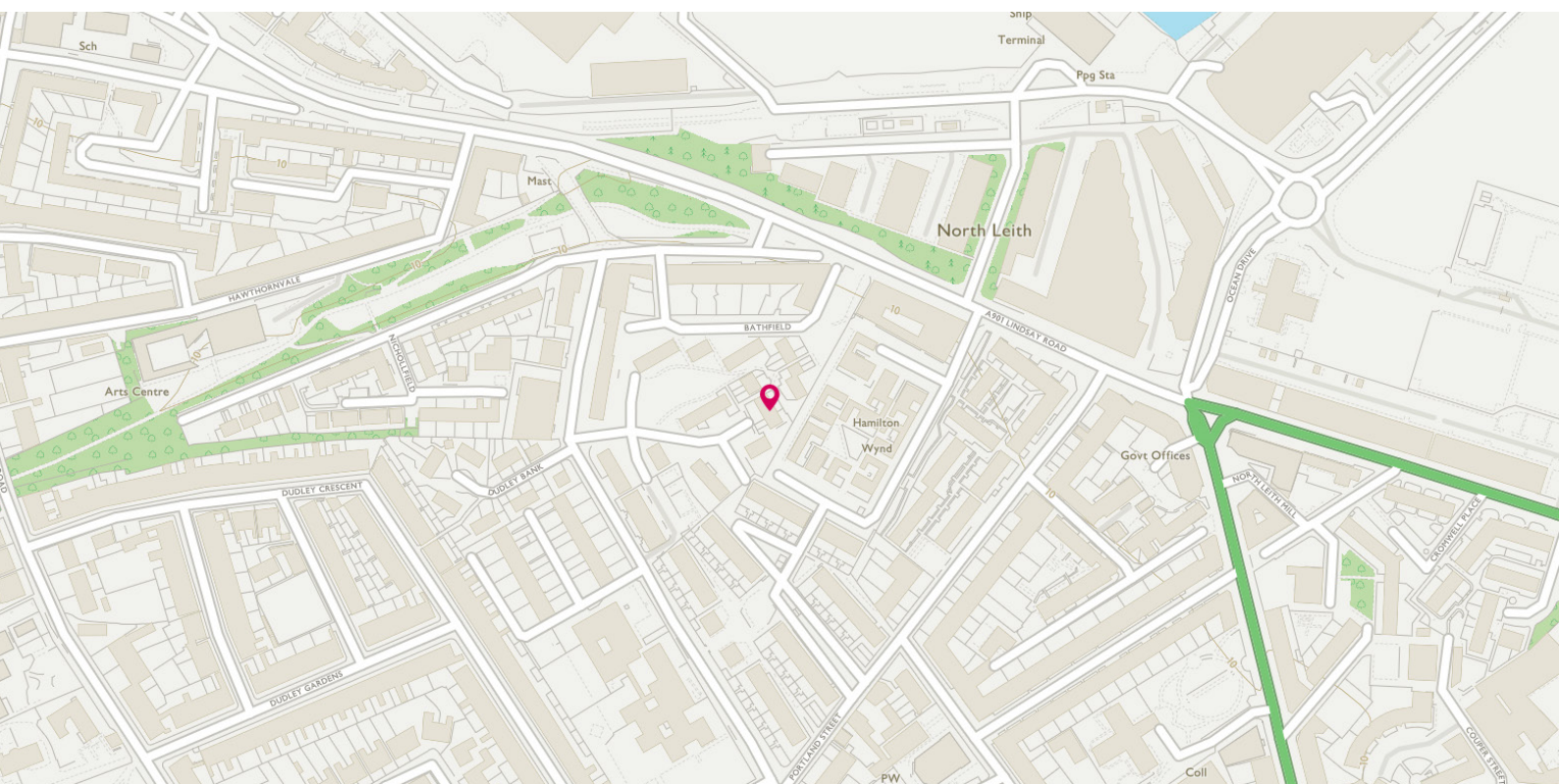


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.40m (14'5") x 3.90m (12'10") |
| Kitchen | 3.40m (11'2") x 2.00m (6'7") |
| Bedroom 1 | 3.20m (10'6") x 2.90m (9'6") |
| Bedroom 2 | 3.20m (10'6") x 2.30m (7'6") |
| Bathroom | 2.00m (6'7") x 1.90m (6'3") |

Gross internal floor area (m²): 52m²

EPC Rating: C



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 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 a cinema and a fitness gym.

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 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.




Solicitors & Estate Agents

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Part
Exchange
Available



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