



GENEROUS TWO BEDROOM GROUND FLOOR FLAT
WITH PRIVATE TERRACE IN NEWHAVEN



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom ground-floor flat in excellent condition to the market.

Inside, the property comprises a fully equipped open-plan kitchen/living/dining room. With an electric hob, fan oven, integrated fridge freezer and dishwasher. The space offers an array of possibilities for furniture arrangements and provides access to the private terrace.



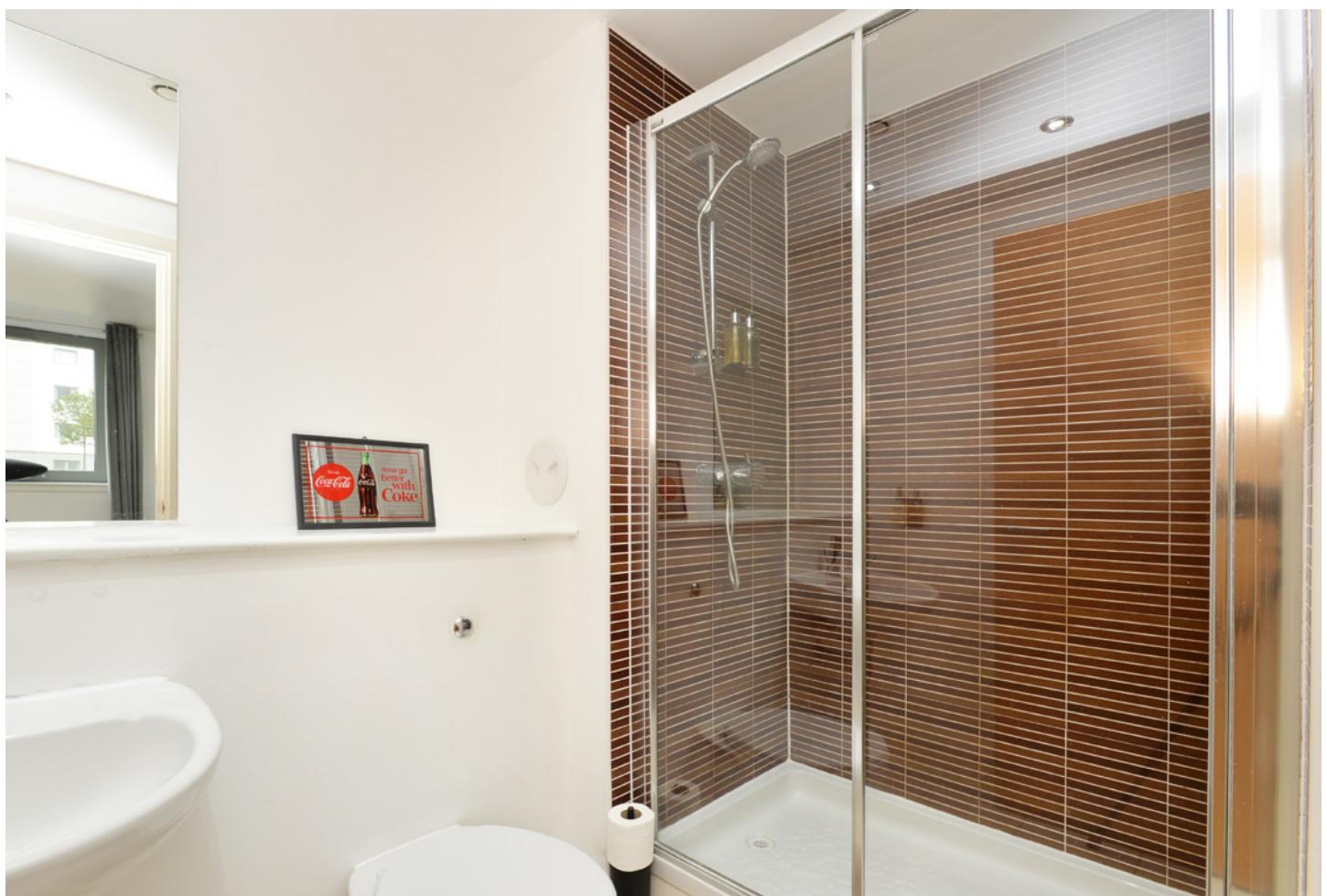






There are two generous double bedrooms, with the master bedroom benefiting from en-suite facilities and integrated wardrobes in both bedrooms.







Bedroom 2





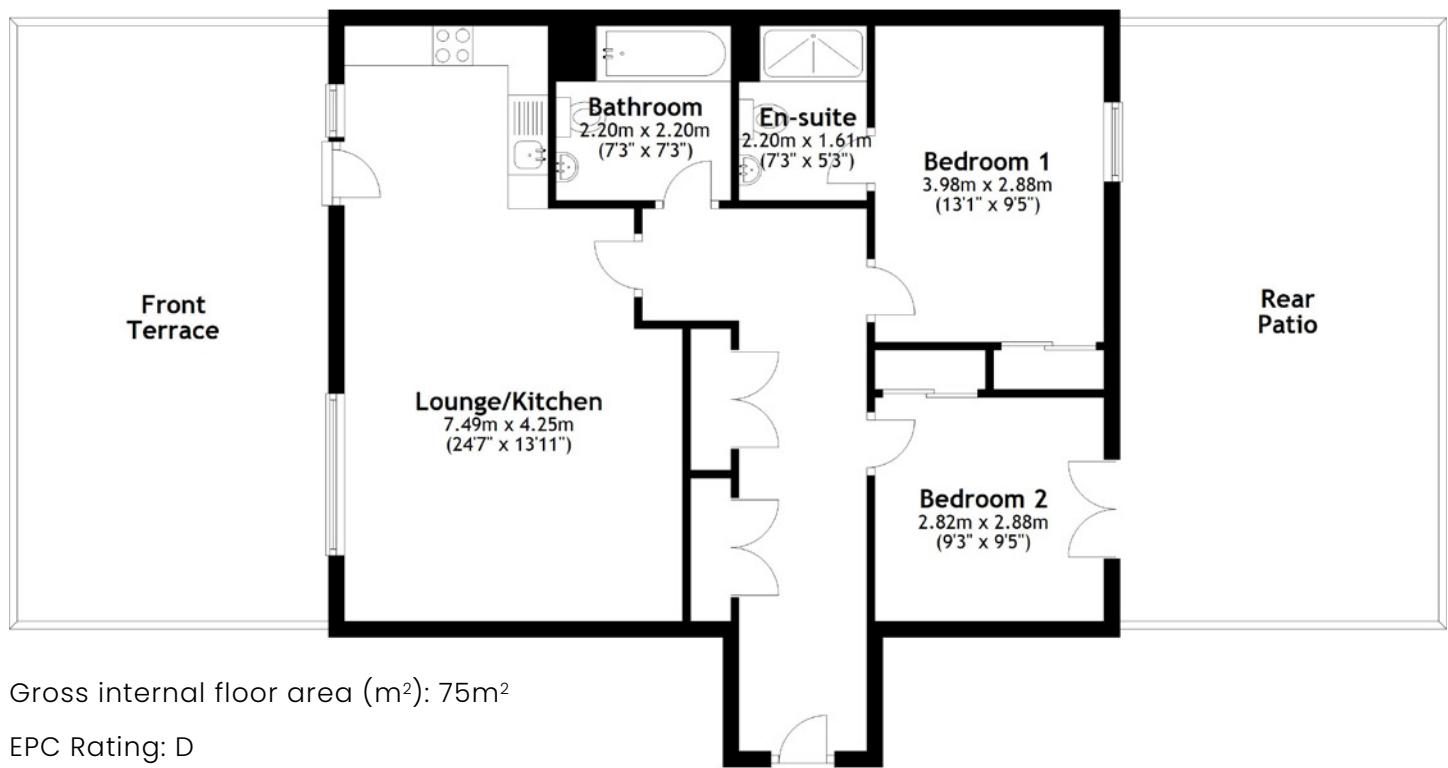
The main family bathroom is fitted with a modern three-piece bathroom suite.







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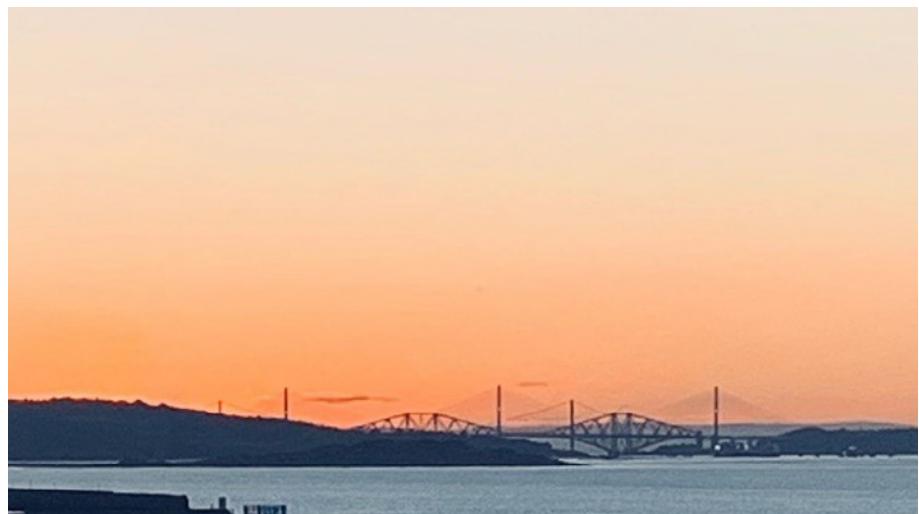
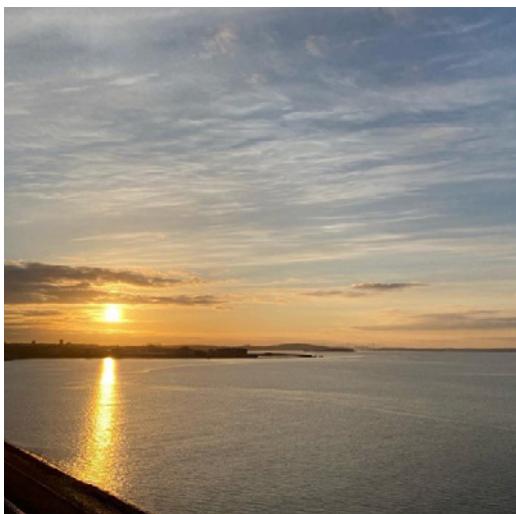
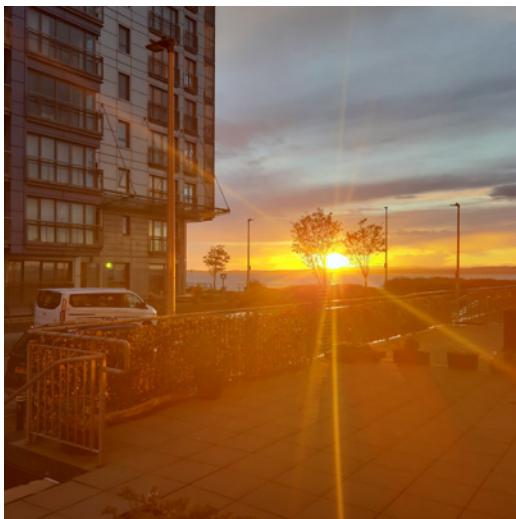
Floor Plan

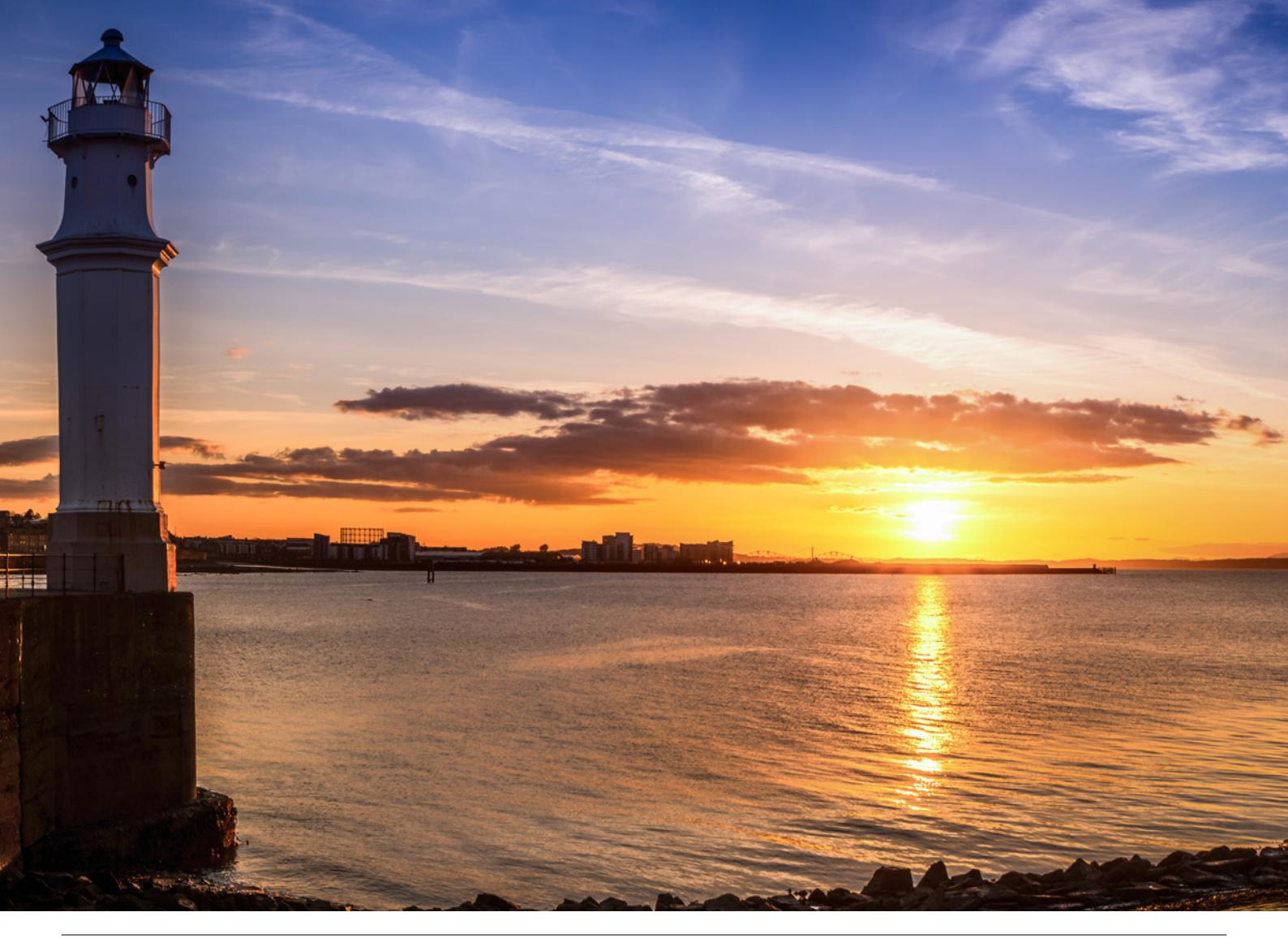


In addition to this, the property includes underground parking, gas central heating and benefits from being a cosy and cost-effective home, year round benefitting from additional private outdoor space.









Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city centre.

Lighthouse Park awaits at the end of the harbour, treating visitors to breath-taking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A short journey 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.

The Location

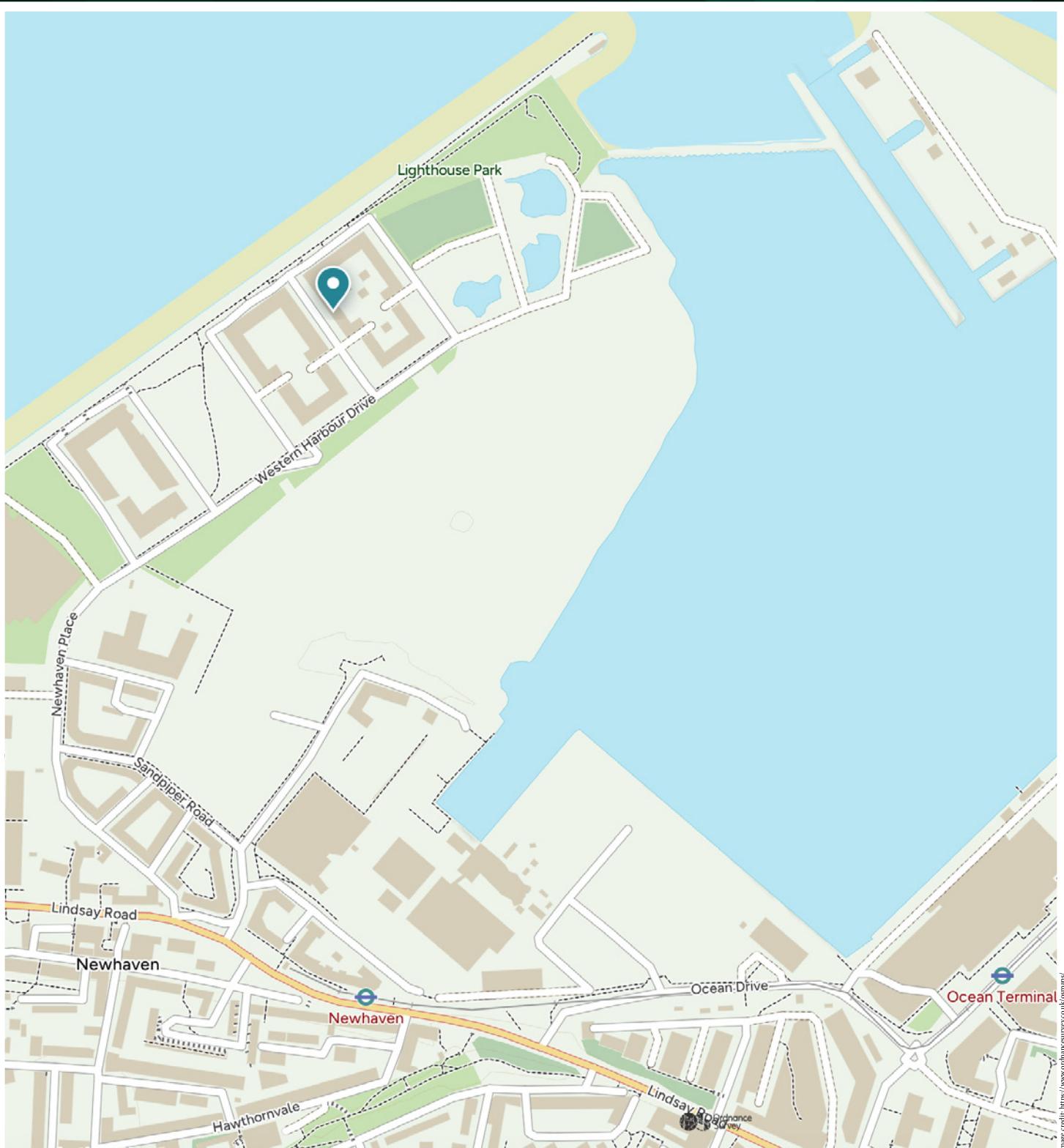


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

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