

2/2 Andrew Wood Court

NEWHAVEN, EDINBURGH, EH6 4LZ



*Spacious One Bedroom Flat in Newhaven
with Private Rear Garden*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat with a private rear garden. Situated in Edinburgh's harbour area of Newhaven, Just a short walk from the all-new tram stop and Newhaven Harbour.

THE LIVING ROOM

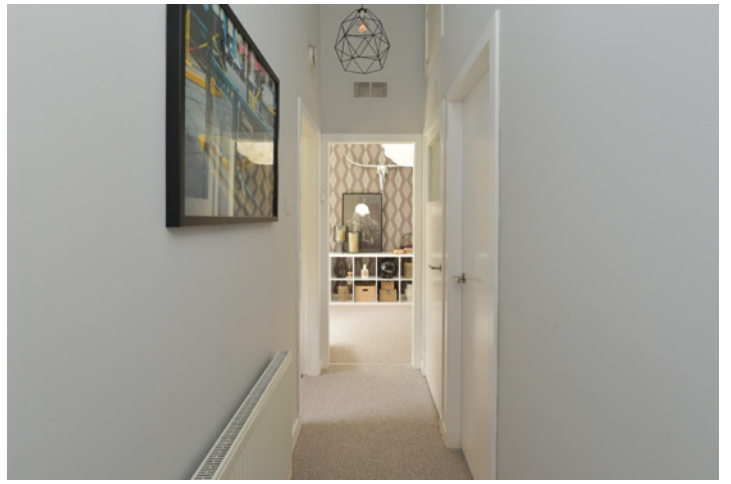


Inside, the property comprises:

- Spacious living area with front and back windows, flooding the room with natural light due to the north-to-south facing aspect. The living room offers various possibilities for furniture arrangements.
- Fully equipped kitchen which is generously proportioned with integrated appliances, hob, and fan oven and has been well maintained.

THE KITCHEN





- One modern and generous three-piece bathroom with a shower over the bath.
- The flat has one double bedroom with a built-in wardrobe.

THE BATHROOM



THE BEDROOM

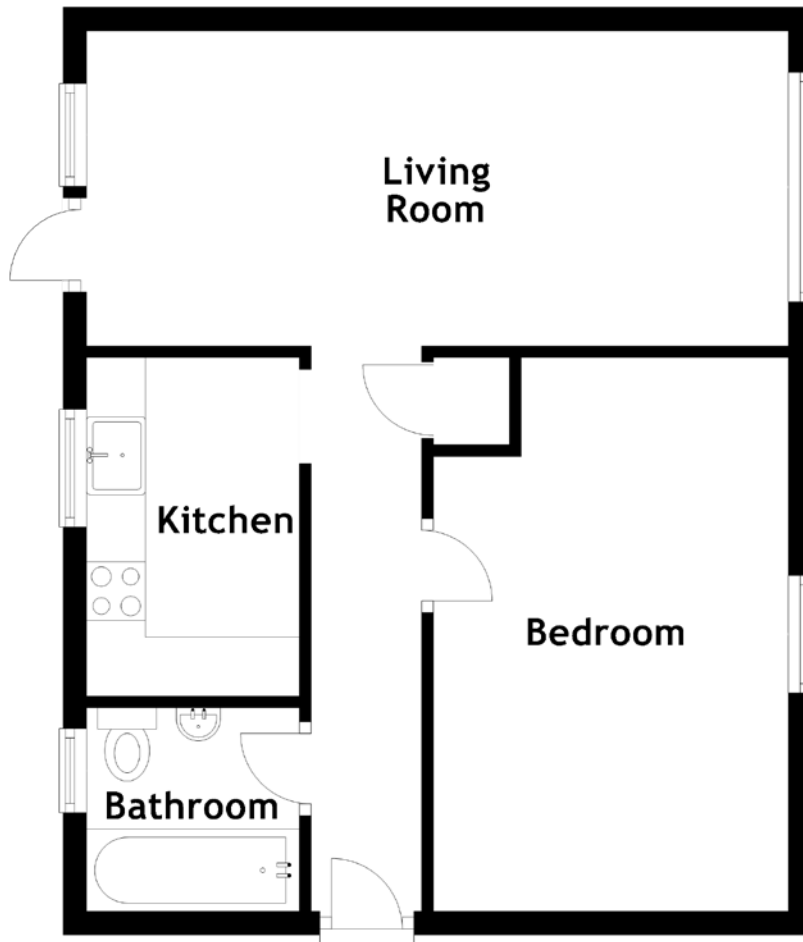


In addition, the property includes residents' parking on-street and a private rear garden. Further to this the property benefits from fully double-glazed windows and modern gas central heating, making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

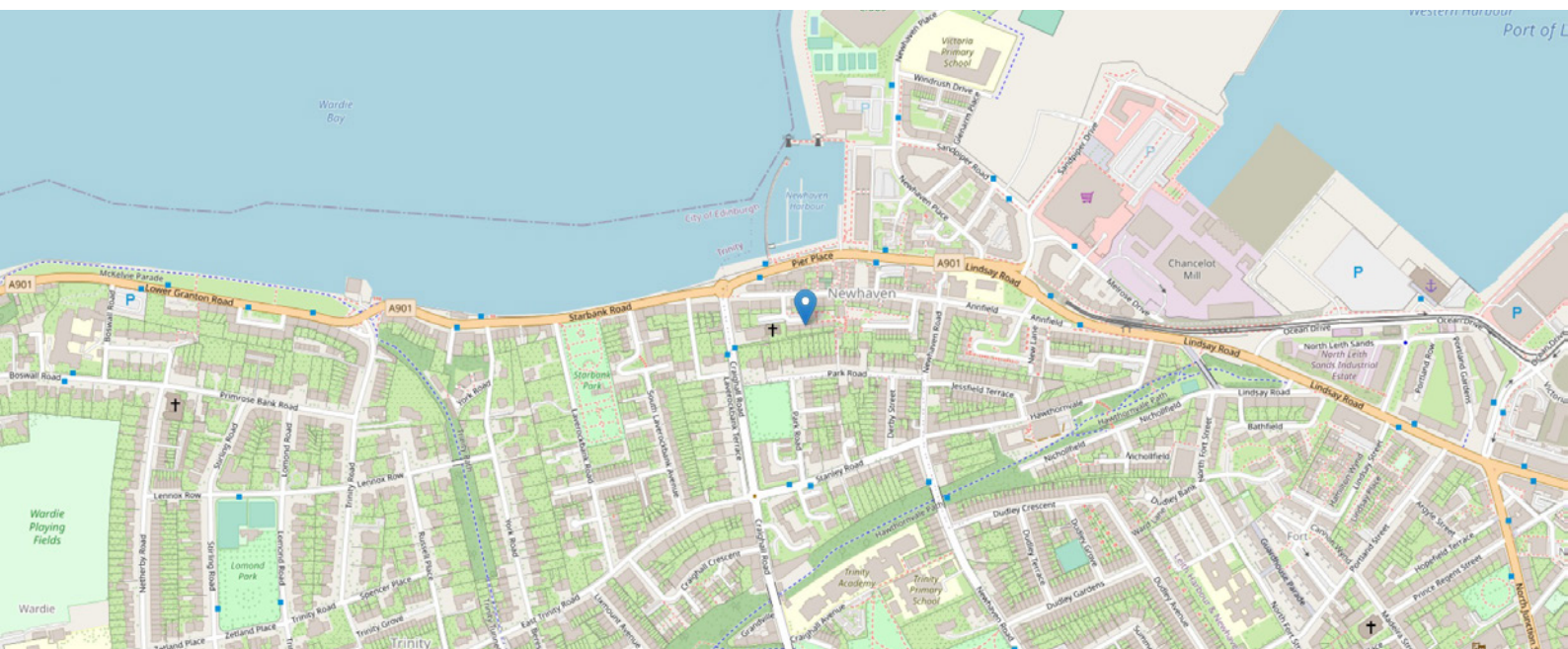


Approximate Dimensions
(Taken from the widest point)

Living Room 5.97m (19'7") x 2.68m (8'10")
Kitchen 3.17m (10'5") x 1.81m (5'11")

Bedroom 4.71m (15'5") x 3.02m (9'11")
Bathroom 1.81m (5'11") x 1.73m (5'8")

Gross internal floor area (m²): 47m²
EPC Rating: D



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 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 15 minutes and have unlimited access to the rest of the city.



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