

18 Newhaven Main Street

NEWHAVEN, EDINBURGH, EH6 4TA



Rarely available two-bedroom main door flat nestled in this quaint old fishing village setting, close to the Newhaven harbour



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McEwan Fraser is delighted to present this attractive ground-floor main-door flat to the market which was built circa 1750. The property is situated in the attractive Newhaven conservation area and enjoys easy access to Leith and the city centre via the new extension to the tramline. The property benefits from gas central heating and an enclosed patio garden.

Internally, the property is neutrally decorated and presented in true move-in condition. Entering the property, you will find a vestibule that opens into a central hallway with integrated storage.

THE LIVING ROOM/KITCHEN



The accommodation is focused on a bright and spacious dual-aspect living room with plenty of space for a full range of furniture including a dining table. The kitchen is fitted with a mix of integrated and free-standing appliances including a cooker, hood, dishwasher, fridge freezer, and washing machine.



The good-sized bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The three-piece family bathroom suite, with a shower over the bath, completes the accommodation internally.

BEDROOM 1



BEDROOM 2



THE BATHROOM

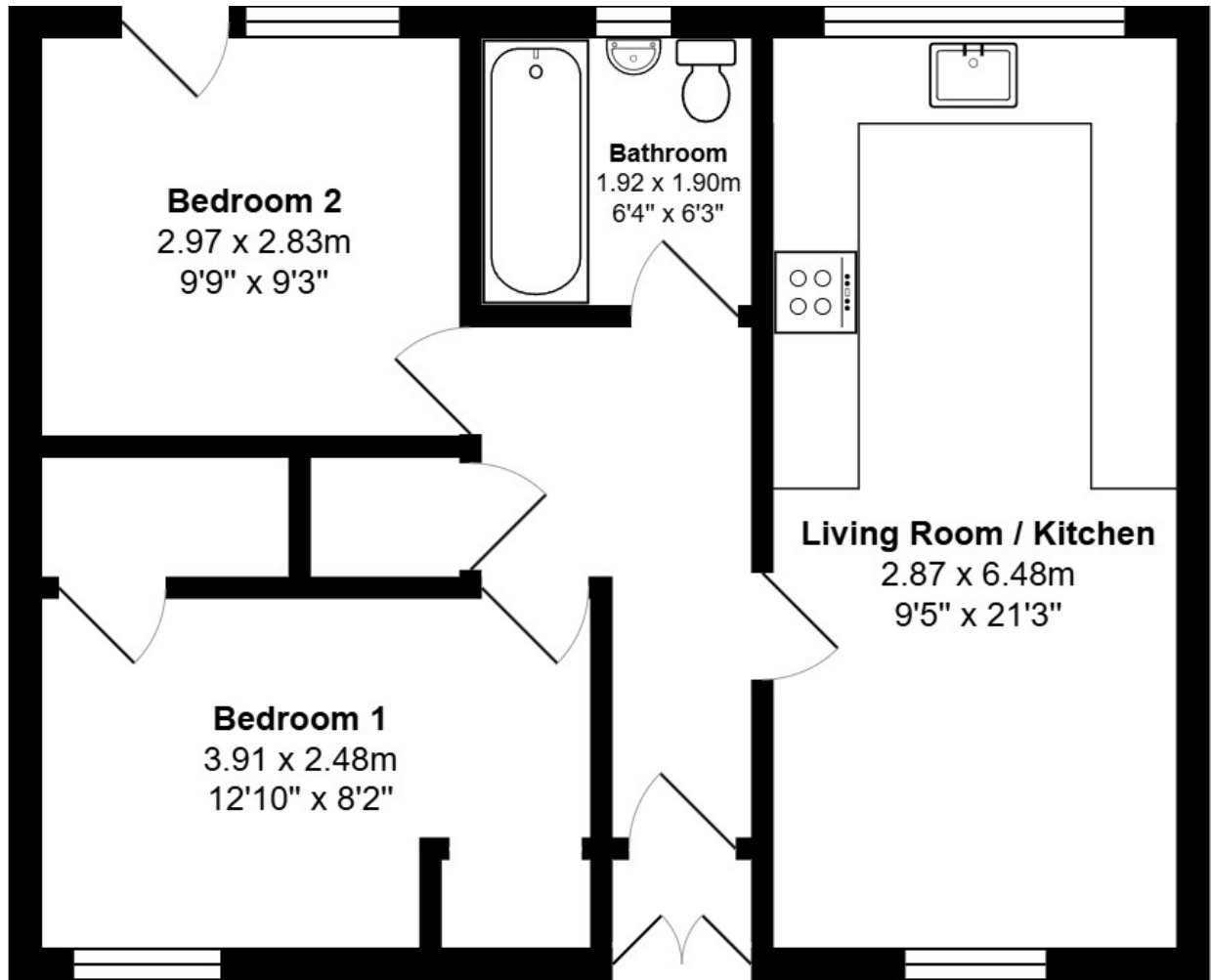


Externally there is a shared patio garden to the rear, shared with only one other property. Early internal viewing is essential to appreciate this lovely, bright, and spacious flat.

EXTERNALS

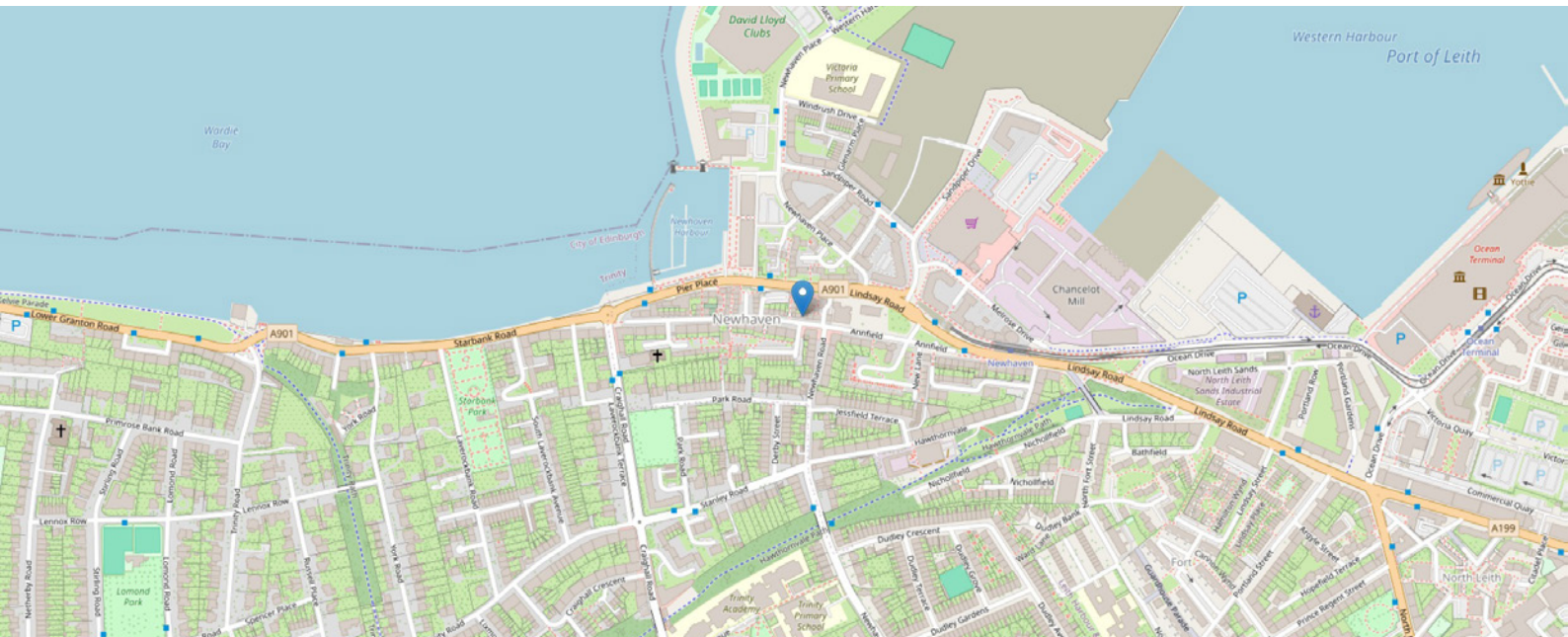


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 50m² | 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 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. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate 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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**Part
Exchange
Available**



Text and description
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 Surveyor



Layout graphics and design
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