



Estate Agents and Solicitors

## 7/13, Lindsay Road, Newhaven, Edinburgh, EH6 4DT

Well-Presented Two Bedroom, Dual-Aspect, Third (top) Floor Flat

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# Property Description

Well-presented, dual-aspect, two bedroom flat, set on the third (top) floor of a traditional stone-built tenement, and located in the popular and well placed Newhaven area, to the north of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, two double bedrooms, and a shower room.

Features include uPVC double glazed windows, gas central heating, a secure entry system, a spacious floored attic, and TV and telephone points. Externally, there is a communal garden to the rear, with ample unrestricted on-street parking to the front and in the surrounding area. All furniture is available for inclusion in the sale.

The entrance hall, with carpeted flooring, the entryphone handset, and a traditional clothes pulley, grants access throughout including to a built-in cupboard for storage.

Set to an easterly-aspect, the spacious living room offers ornate period cornice-work, a ceiling rose, a feature fireplace, and an open shelved press, with space for lounge and dining furniture.

Set internally, the bright kitchen is fitted with stone-effect worktops, a tiled surround, unit downlighting, a sink with drainer, a freestanding fridge/freezer, oven, and a brand new integrated gas hob.

The two well-proportioned double bedrooms are set to either aspect, both with carpeted flooring, coving, and built-in storage, with an additional built-in wardrobe for bedroom two.

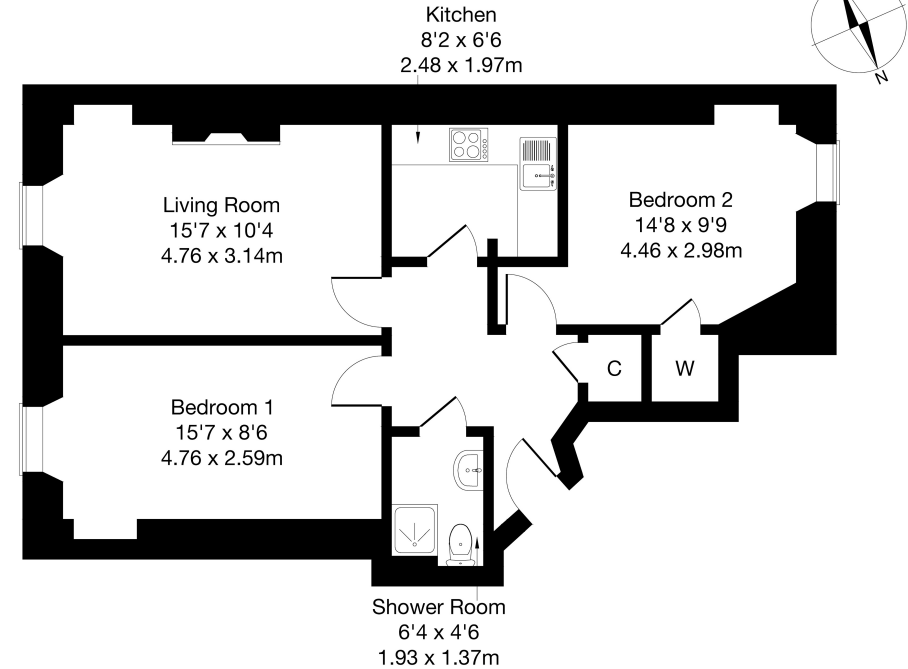
Completing the accommodation, the modern shower room is fitted with a white suite, a shower cubicle with a mains rainfall shower head, a chrome ladder radiator, and fully tiled walls and flooring.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Newhaven area and its historic harbour lie on the Firth of Forth coastline, with a mix of period stone-built dwellings and modern factored residential developments. There is a wide range of local amenities on hand nearby, and a superb choice of restaurants, bars, and cafés are available at the renowned Shore area. A 24-hour ASDA lies a short distance from the property, and there is abundant

shopping in Leith with numerous high-street stores, whilst there is a Marks & Spencers Foodhall, cinema, and numerous high-street names at Ocean Terminal complex. Well-regarded schooling is available within the area, and regular public transport is available from Western Harbour Drive, Lindsay and Newhaven roads, with connections to the city centre and surrounding areas.





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