



## 40/2, Hawthomvale, Edinburgh, EH6 4JW

Immaculately Presented One-Bedroom, Ground-Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



# Property Description

Immaculately presented, one-bedroom, ground-floor flat, positioned on a quiet side street, close to the waterfront and Victoria Park. Part of a traditional stone-built tenement, positioned at the fashionable Newhaven area, north of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining and kitchen, a double bedroom and a shower room.

Characterful and ready-to-move-in, with a modern kitchen with real wood worktops, a stylish bathroom, and a separate utility cupboard. Additionally, the property features gas central heating, double glazing, and continuous flooring throughout.

There is a shared garden at the rear and ample street parking at the front and on the surrounding streets.

An inviting entrance welcomes you into the property and provides access to all rooms, allowing for seamless and functional living. The open-plan living room and kitchen have been finished with contemporary flooring and are complemented by light, tasteful décor throughout the space. The kitchen is fitted with wood-effect countertops, a modern splashback, a sink with drainer, an electric hob and cooker, and a fridge/freezer, while also benefiting from a utility cupboard housing the washing machine.

The bedroom continues the same contemporary flooring from the hallway, offers space for freestanding furniture, and is finished in light, neutral tones. Completing the property is the shower room, featuring a three-piece suite with a shower cubicle and a ladder-style radiator.

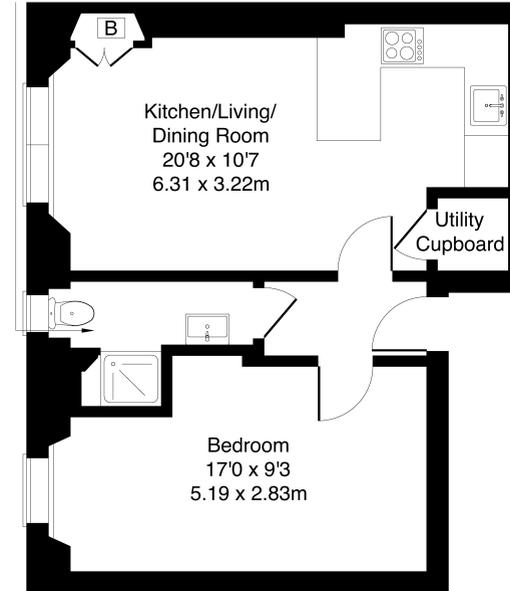
**omov<sup>8</sup>** REAL ESTATE  
Estate Agents and Solicitors **40/2 Hawthornvale, Edinburgh, EH6 4JW**

**Approximate Gross Internal Area: (452 sq ft - 42 sq m.)**

Shower Room

9'3 x 5'8

2.81 x 1.72m



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

# Area Description

Newhaven and its historic harbour sit on the Firth of Forth coastline, featuring a mix of period stone-built homes and modern, factored residential developments. The area offers a wide range of local amenities, with an excellent selection of restaurants, bars, and cafés nearby at the popular Shore district. A 24-hour ASDA supermarket is close by, and abundant shopping can be found in Leith, including

numerous high-street stores. The Ocean Terminal complex provides a Marks & Spencer Food Hall, cinema, and many well-known retail outlets. Well-regarded schools serve the area, and regular public transport, including the tram, runs from Wester Harbour Drive, Lindsay Road, and Newhaven Road, providing connections to the city centre and beyond.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

