



Flat A, 7 Laverockbank Avenue, Newhaven, Edinburgh, EH5 3BP

Spacious & Well Presented, Two Bedroom, Dual Aspect, First Floor Flat

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Property Description

Spacious and well presented, two-bedroom, dual aspect, first floor flat. Set on a quiet residential side street, the property is located in the popular Newhaven area, to the north of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Constructed in 1957-1959, with a unique 'B' listed, modernist design by architect Sir Basil Spence. The property is self-factored and well managed by a 'Residents Association', with up-to-date maintenance and recent upgrades, as well as undergoing maintenance to the entrance (cost covered by seller).

In need of modernisation, the property offers exceptionally spacious room sizes and good integrated storage. Features include uPVC double glazing, electric heating, good integral storage space including built-in wardrobes in both bedrooms, TV and telephone points, and an alarm system.

Externally, the building provides a secure, allocated storage facility, a shared drying room, a resident's car park, and further unrestricted parking to the front and on surrounding streets.

A welcoming entrance hall has a storage cupboard and solid walnut flooring continuing into the front-set living room which features a central light fitting and ample space for lounge and dining furniture.

Set to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and stainless steel sink with drainer. Appliances include an integrated electric hob and oven with an extractor hood, and a freestanding washing machine, fridge and mini-fridge.

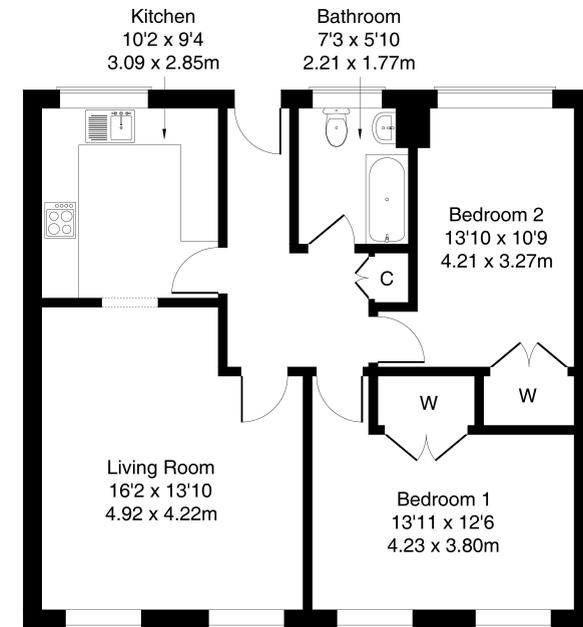
Two bedrooms are set to each aspect and are similarly well finished with carpeted flooring, light fittings and built-in wardrobes. Completing the accommodation the fully tiled bathroom is fitted with a three-piece suite and an electric shower over the bath.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (753 sq ft - 70 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 the new tram extension into Newhaven expected to complete in 2023.





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