



## 17/2 Newhaven Main Street, Newhaven, Edinburgh, EH6 4NA

Beautifully Presented, One Bedroom, Ground Floor Garden Flat

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# Property Description

Beautifully presented, one-bedroom, ground-floor garden flat, forming part of an established development. Located close to the waterfront, in the popular Newhaven area, north of Edinburgh city centre.

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

With light neutral decor throughout, highlights include a modern fitted kitchen with appliances, a stylish bathroom, and continuous contemporary flooring. In addition, there is double glazing, gas central heating, and superb integrated storage provision including a walk-in store.

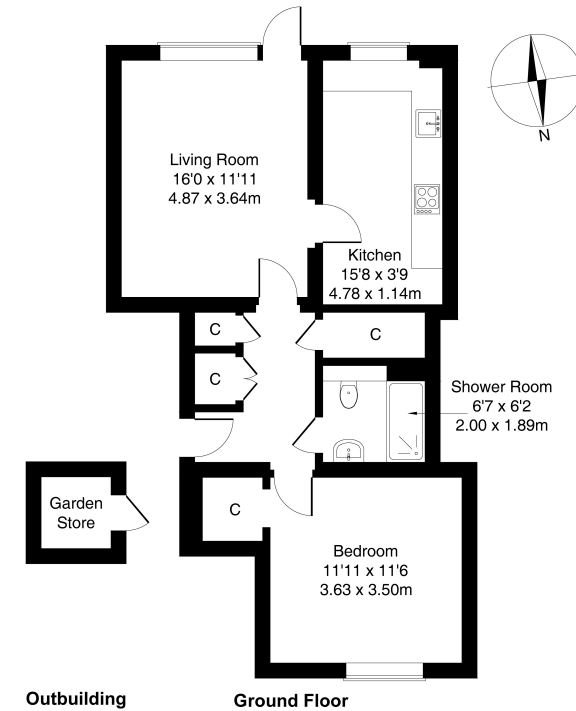
Externally, the property benefits from a south-facing, enclosed garden featuring a lawn, a mix of established flowering shrubs, a patio and a brick-built store. The development also provides a well-kept communal garden with further established shrubbery, as well as a secured entry system.

A welcoming entrance hall affords access throughout the property and features superb storage provision with two built-in cupboards and a walk-in store. Set to the front, a spacious living room, filled with natural light, is tastefully finished with light decor, wood effect flooring and a central light fitting, whilst providing access to the southerly-facing garden.

Also set to the southerly-facing aspect, the kitchen is fitted with modern units and worktops, a sink with a drainer, an integrated oven and a hob with an extractor hood, as well as a freestanding fridge/freezer and washing machine.

Set to the rear, the bedroom is finished with wood effect flooring, a central light fitting and a recessed wardrobe space; whilst set internally off the hall, the shower room is fitted with a stylish suite including a large cubicle with a rainfall showerhead, marble-effect splash walls, and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** 17/2 Newhaven Main Street, Edinburgh, EH6 4NA  
Estate Agents and Solicitors Approximate Gross Internal Area: (645 sq ft - 60 sq m.) (Excluding Outbuilding)



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 cinema and numerous high-street names at the Ocean Terminal complex, as well as well-regarded schooling available within the area. Regular bus services are available within a couple of minutes from the property, with more options from Western Harbour Drive, Lindsay and Newhaven roads, whilst the new tram extension into Newhaven is just a short walk away.





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Estate Agents and Solicitors

