



3/4 Lindsay Road, Edinburgh, EH6 4EP

Tastefully Presented & Spacious, Three-Bedroom, Second Floor Flat Up to date price and viewing info at mov8realestate.com/property



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Property Description

Tastefully-presented and spacious, three-bedroom, second-floor flat, with views to the Forth and Leith Docks. Set in a modern, factored residential development, located in the popular Newhaven area, north of Edinburgh city centre.

Comprises an entrance hallway, a semi-open-plan living/dining room and kitchen, a master bedroom with en-suite, two double bedrooms, a utility cupboard, and a family bathroom.

Highlights include a fully integrated kitchen, contemporary flooring throughout, and superb integrated storage provision including bedroom wardrobes and a walk-in store. In addition, there is double glazing, gas central heating, a satellite TV connection, modern lighting, an alarm system, and light neutral decor throughout.

The development also provides a lift service, a video entry system, and a secured underground parking facility.

A welcoming entrance hall affords access throughout the majority of the property and features a secured entry system, an alarm system, a built-in storage cupboard and a walk-in storage cupboard. A spacious living area has ample room for both lounge and dining furniture and features a Juliet balcony with views to the Forth. Semi-open to the lounge, the kitchen area gives access to the utility/store; whilst modern fitted units include wood-effect worktops, a sink with drainer and a tiled surround; with appliances including an integrated dishwasher, fridge/freezer, oven and gas hob.

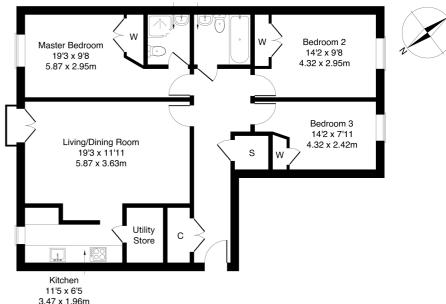
The master bedroom is set to the front, with a built-in wardrobe and an en-suite shower room including a two-piece suite and a corner cubicle. Two well-proportioned double bedrooms are set to the southerly-facing aspect and also include wood-effect flooring and built-in wardrobes. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite with a shower unit over the bath, tiled splash walls and a shaver point.



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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)

En-suite Bathroom 5'10 x 4'11 6'7 x 5'10 1.78 x 1.50m 2.01 x 1.78m



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 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 recently completed into Newhaven.



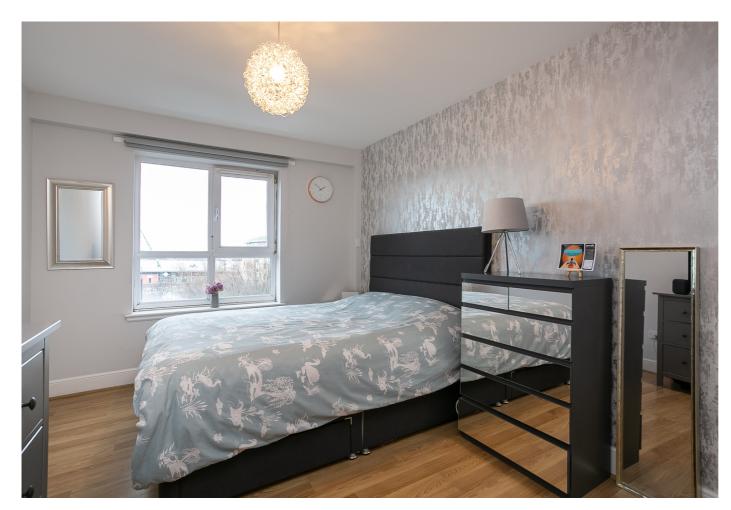
















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