



## 3/4 Lindsay Road, Edinburgh, EH6 4EP

Tastefully Presented & Spacious, Three-Bedroom, Second Floor Flat

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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.

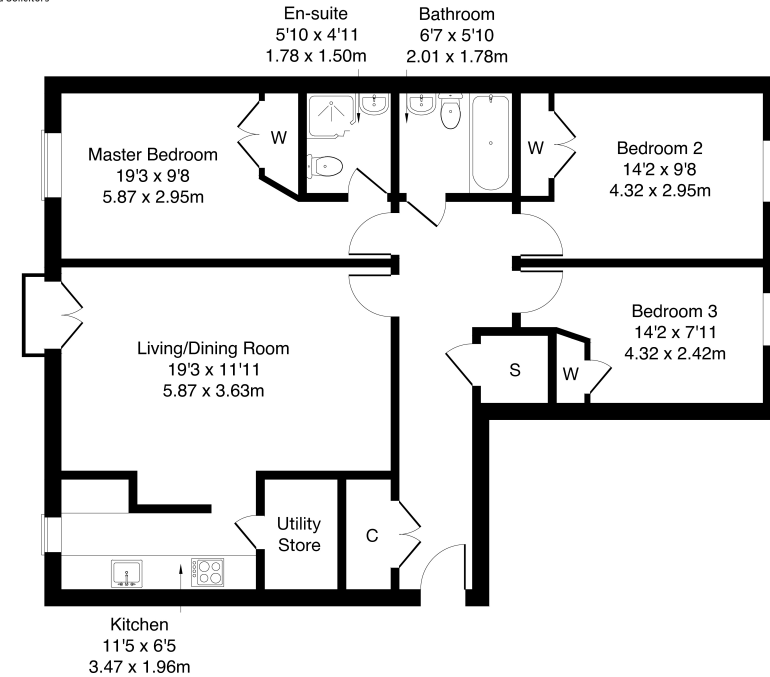
A welcoming entrance hall affords access throughout the majority of the property and features a secured entry system, an alarm system, a built-in storage cupboard and a walk-in storage cupboard. A spacious living area has ample room for both lounge and dining furniture and features a Juliet balcony with 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.)



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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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

