

**16 Newhaven Road  
Edinburgh EH6 5PU**

**Offers Over £250,000**

- Entrance vestibule leading through to hallway with two large storage cupboards
- Living room
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, appliances and a large pantry cupboard
- Two double bedrooms and a single bedroom
- Family bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Communal garden
- On-street parking



1



3



1



EPC C



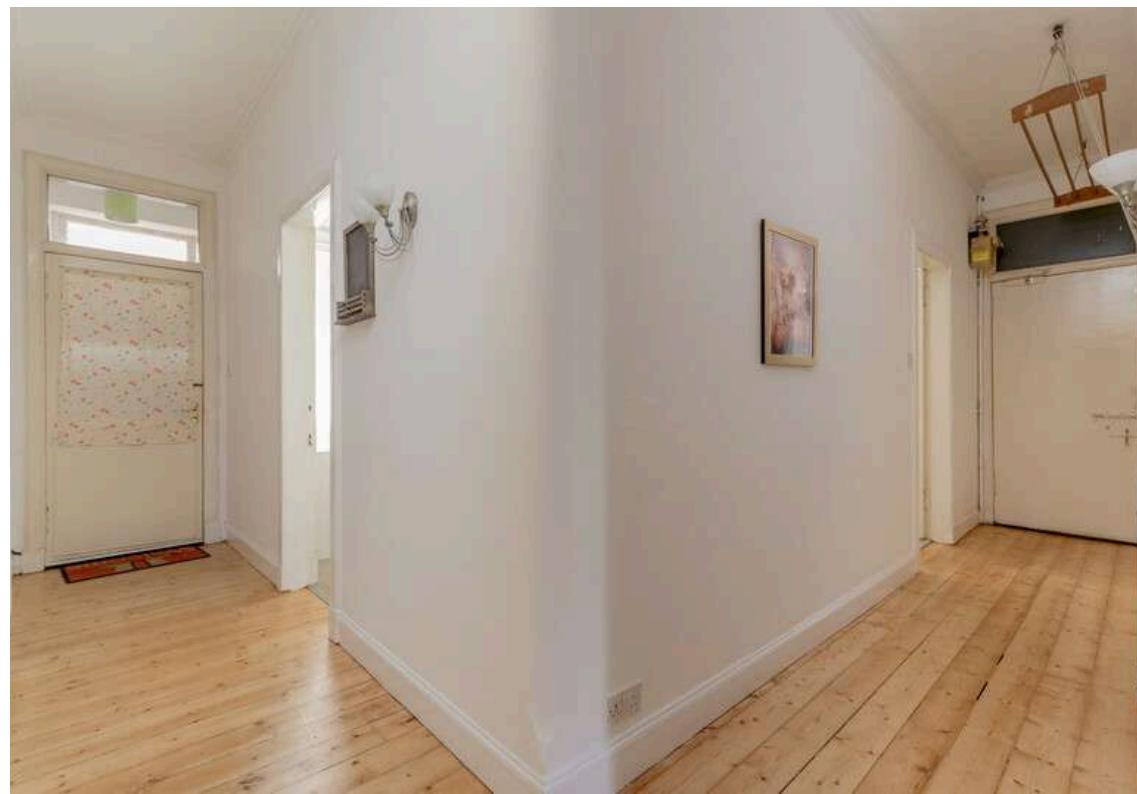
## Flat

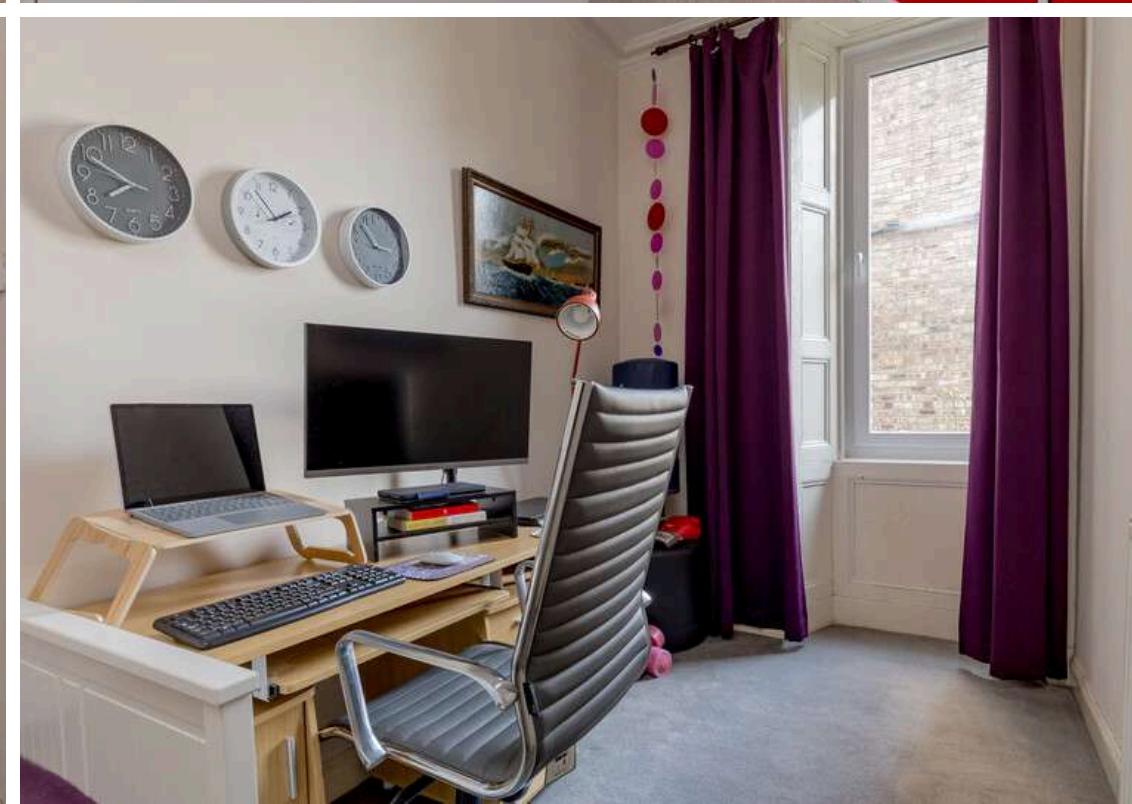
Blair Cadell are delighted to bring to market this lovely three bed maindoor flat with access to fantastic local amenities. With generous living and dining space, the property will appeal to many.

The accommodation comprises of an entrance vestibule leading through to the hallway with two useful storage cupboards. A large living room perfect for evening relaxing with friends and family. A large Kitchen/diner that has a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and a large pantry cupboard that offers plenty of useful storage space. There are two double bedrooms and a single bedroom along with a family bathroom with a three-piece suite and mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency and a communal garden to the rear of the property. Free on-street parking is also available. \*Recent roof repairs completed and paid for\*

The location itself is well-regarded and offers an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars. The area is well served by major and local supermarkets along with Ocean Terminal just a short walk away offering gym, cinema and further shopping facilities. A number of open-air recreational facilities are within easy reach of the area along with a wide variety of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. With the city bypass just a short drive away, there is easy access to locations further afield.

**Viewing by appointment on 0131 337 1800**

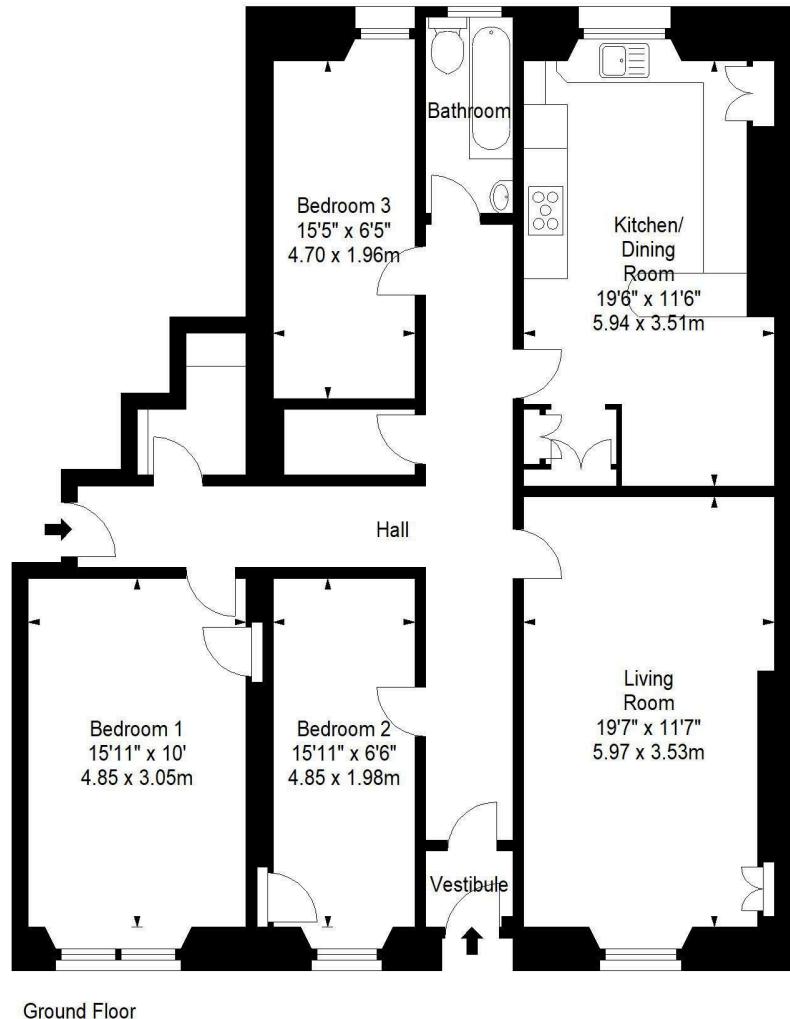




Newhaven Road, EH6 5PU



Approx. Gross Internal Area  
1199 Sq Ft - 111.39 Sq M  
For identification only. Not to scale.  
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