



Solicitors & Estate Agents










Offers Over

£275,000

198/12 Lindsay Road

Newhaven | Edinburgh | EH6 6ND

Modern third floor flat forming part of an established contemporary development in the cosmopolitan Newhaven area of the Capital, benefitting from the newly opened tram extension, the property is ideally suited for commuting and excellent local amenities.

-  2 Bedrooms
-  2 Public Room
-  2 Bathrooms
-  Underground Car Park
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

Internally the accommodation comprises; secure entrance system with elevator to all floors, inviting hallway with an abundance of storage and utility cupboard; open plan living offering a private balcony with partial sea views, reception area and fitted kitchen complete with stylish wall and base units, contrasting tiling to the splash areas and island with convenient breakfast bar built in; spacious double bedroom offering built in wardrobes, a view to the courtyard and coastline and en-suite bathroom consisting of a white three piece suite, full tiling around the bath and thermostatic shower over; secondary well proportioned double bedroom again with the benefit of built in wardrobes and laminate flooring; separate shower room with a white two piece suite, corner shower cubicle and contemporary tiling.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Please note all the furniture can potentially be available via separate discussion.

Gardens and Parking

There are landscaped communal grounds located to the rear of the building with seating areas, bin store on site and an allocated parking space within the secure underground car park which also contains secure bicycle storage.

Hacking & Paterson factor the development to which a fee is payable for the upkeep of the communal areas and includes block buildings insurance, approx. £130pcm

Viewing

Please contact Neilsons on 0131 625 2222.

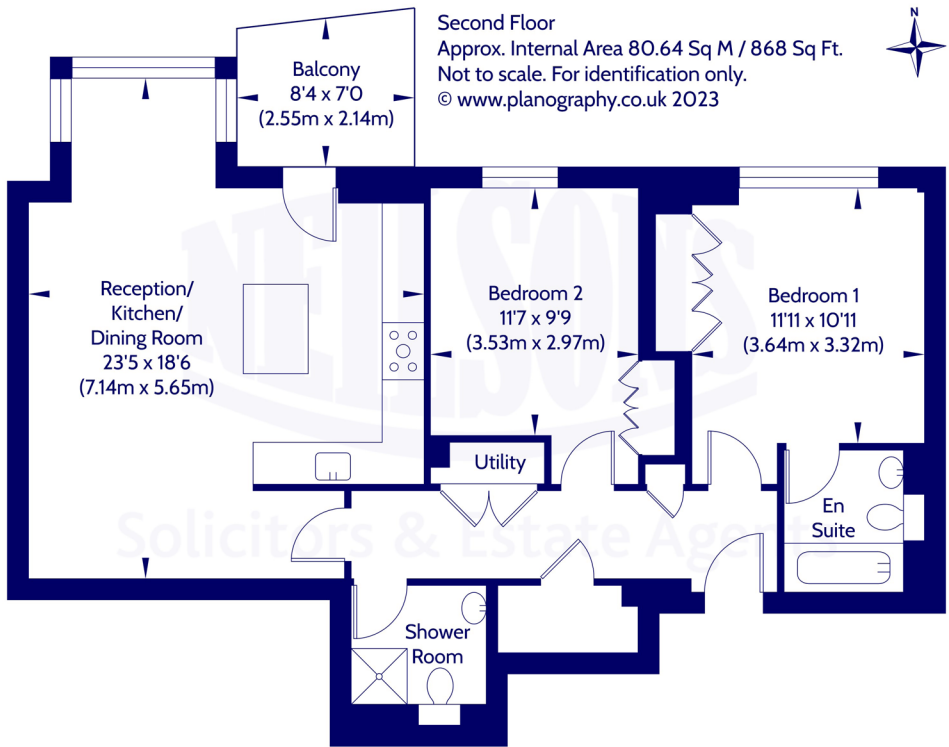




Location

The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas as well as direct links to Edinburgh Airport. Many of the Capital's renowned restaurants, bars, cafes, art galleries and attractions are close at hand. There are also a fantastic range of leisure opportunities in the surrounding area including the marvelous Water of Leith Walkway, Leith Links, Victoria Park, Holyrood Park, Arthur's Seat and Craiginny Golf Course.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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