

**14 Lindsay Road  
Edinburgh EH6 4DS**

**Offers Over £230,000**

- Tiled entrance vestibule
- Hallway with large utility cupboard
- Living room with gas fireplace, Edinburgh press and useful box room/home office
- Kitchen/diner with a range of floor units, gas hob and electric oven, white goods included in sale and large pantry cupboard
- Two double bedrooms both with wardrobes included
- Bathroom with three-piece suite featuring roll top bath and mains rainwater shower over bath
- Gas central heating and double glazing
- Shutters on all windows
- Beautiful communal garden
- Residents permit parking





## Flat

Blair Cadell are delighted to bring to market this charming main door flat in the heart of Newhaven. With two generous bedrooms and a beautifully kept communal garden to the rear, the property would be ideal for the first-time buyer or young professional and must be viewed.

The accommodation comprises of a lovely tiled entrance vestibule leading through to a charming hallway with a large utility cupboard offering plenty of useful storage space. A well presented living room with a lovely gas burner making it the perfect place for evening relaxing that also benefits from working shutters and a very useful box room that would be the perfect home office. A fantastic kitchen/diner that is bathed in natural light through French doors which offer access to the communal garden. The kitchen has a range of floor units, gas hob and electric oven, white goods which are included in the sale and a useful pantry cupboard offering plenty of storage space. There are two double bedrooms both with shutters on the windows and wardrobes that are included in the sale. A stylish family bathroom with a three-piece suite featuring a lovely roll top bath and mains with a rainwater shower head. Gas central heating and double glazing throughout for maximum efficiency. Fantastic sitting area to the rear of the property along with access to a beautifully kept communal garden that is a fantastic sun trap. Residents on-street parking is also available.

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is nearby, with some of the best local fish and chips shops just a stones throw away. Local amenities include a variety of shops, a 24 hour Asda Supermarket and well-respected schools including Trinity High School. Ocean Terminal is also nearby, offering a multitude of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Victoria Park, the Newhaven Harbour, with David Lloyds fitness club just round the corner, and even indoor mountain climbing at Alien rock. An efficient public transport network operates to most parts of the city and surrounding areas and the Edinburgh Tram has recently arrived making traveling even easier.

**Viewing by appointment on 0131 337 1800**





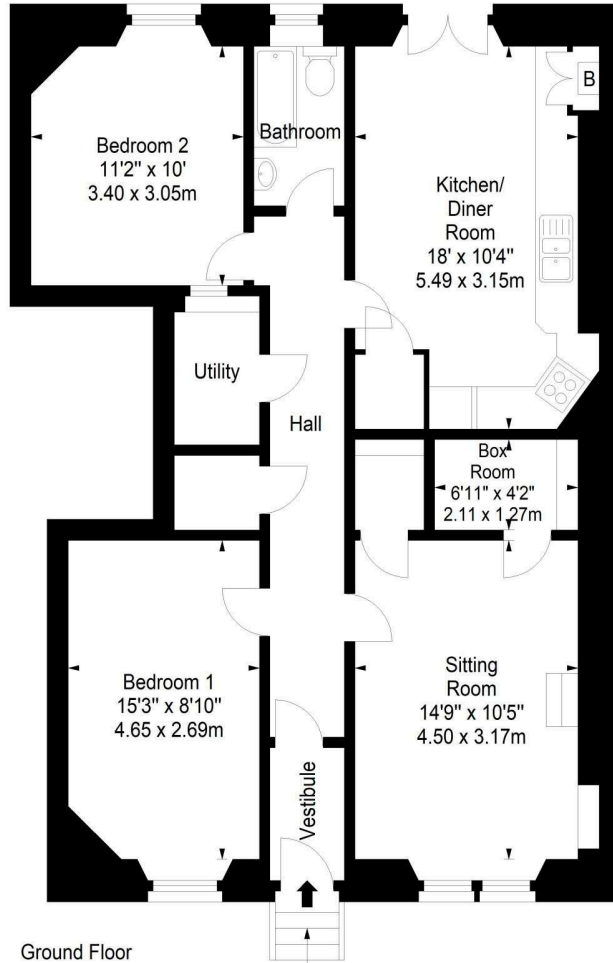




Lindsay Road,  
Edinburgh,  
Midlothian, EH6 4DS



Approx. Gross Internal Area  
913 Sq Ft - 84.82 Sq M  
For identification only. Not to scale.  
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