



# 248 NEWHAVEN ROAD,

NEWHAVEN, EDINBURGH, EH6 4LH



1 PUBLIC



2 BED



1 BATH

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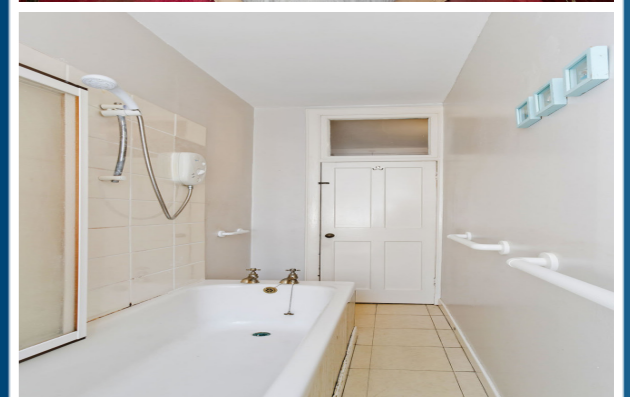


## 248 NEWHAVEN ROAD

This main-door ground floor flat is a two-bedroom home located in popular Newhaven. It is set within easy reach of the harbour, regular bus and tram links, and fantastic amenities, including Ocean Terminal Shopping Centre. The property enjoys bright and spacious accommodation, and a private front garden that has a low-maintenance design. Whilst it would benefit from cosmetic upgrades, the home remains an excellent opportunity for buyers – particularly with its desirable location.

### Features

- Spacious ground-floor flat
- In the Newhaven conservation area
- Private main-door entrance
- Entrance hall with built-in storage
- Living room with a bay window
- Well-appointed kitchen
- Two airy double bedrooms
- 3pc bathroom with overhead shower
- Private front garden
- Large, lawned communal garden
- Unrestricted on-street parking
- Double glazing



EPC Rating - D

Home Report Value - £235,000

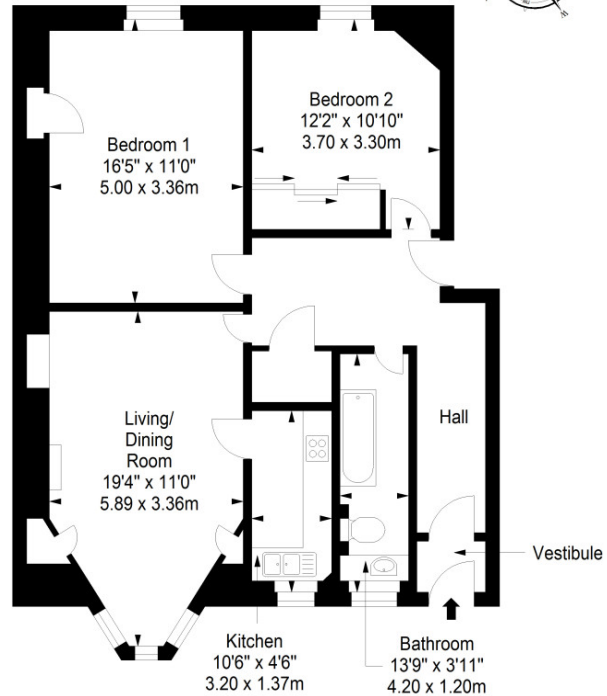
For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge, and a washing machine to be included in the sale.

NB there is no warranty for the central heating system, which we understand may not be in working order.

Ground Floor  
Approx. 76.2 sq. metres (820.2 sq. feet)



Total area: approx. 76.2 sq. metres (820.2 sq. feet)



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CHARTERED FIRM

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