



1/6 SANDPIPER ROAD,

NEWHAVEN, EDINBURGH, EH6 4TR



1 PUBLIC



3 BED



2 BATH

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VMH SOLICITORS



6/1 SANDPIPER ROAD

Enjoying delightful views over Newhaven's harbour, this spacious flat lies on the third floor of an exclusive lift-serviced development with secure parking and well-maintained shared gardens, close to excellent local amenities and tram/bus links to the city centre. The tastefully neutral interiors comprise three bedrooms, two bathrooms, and a wonderfully sunny and spacious living/dining room and kitchen with a social open-plan layout.

Features

- Harbourside development with sea views
- Unique third-floor flat with neutral décor
- Secure entry system and communal lift
- Airy entrance hall with storage
- South-facing living/dining room
- Stylish integrated kitchen
- Principal suite with storage and shower room
- Two further bedrooms (one double, one single)
- Three-piece bathroom
- Attractive communal gardens
- Secure underground parking
- Gas central heating and double glazing

"A large third-floor flat within a sought-after harbourside development, located in popular Newhaven"



EPC Rating - TBC

Home Report Value - TBC

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



Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated kitchen appliances.



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.