



RALPH SAYER
SOLICITORS & ESTATE AGENTS

62/1 Newhaven Main Street
Edinburgh EH6 4TD

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Nestled next to the picturesque Newhaven harbour, this charming ground floor flat has views over the Firth of Forth and is close to the popular Porto & Fi bistro and the renowned Loch Fyne restaurant. The tram network at Newhaven offers an easy commute to the city centre.

This unique two-bedroom property forms part of a period building with a distinctive rounded end, making it a true standout in the neighborhood. The spacious lounge has triple aspect windows, flooding the room with natural light, creating a warm and inviting atmosphere. Next door, the traditional kitchen diner has plentiful work surface space and storage options. The double bedrooms each have built in cupboards and the shower room completes the accommodation. Externally, the property benefits from having a communal drying green.

Extras: all fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale.



Property Summary

- Located opposite Newhaven Harbour
- Entrance hall with built-in storage
- Triple aspect lounge
- Kitchen/diner
- Two double bedrooms
- Shower room
- Built-in storage
- Gas central heating
- EPC Rating - D | Council Tax Band - B



Two-bedroom traditional ground floor flat with views over the Firth of Forth & Newhaven harbour



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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

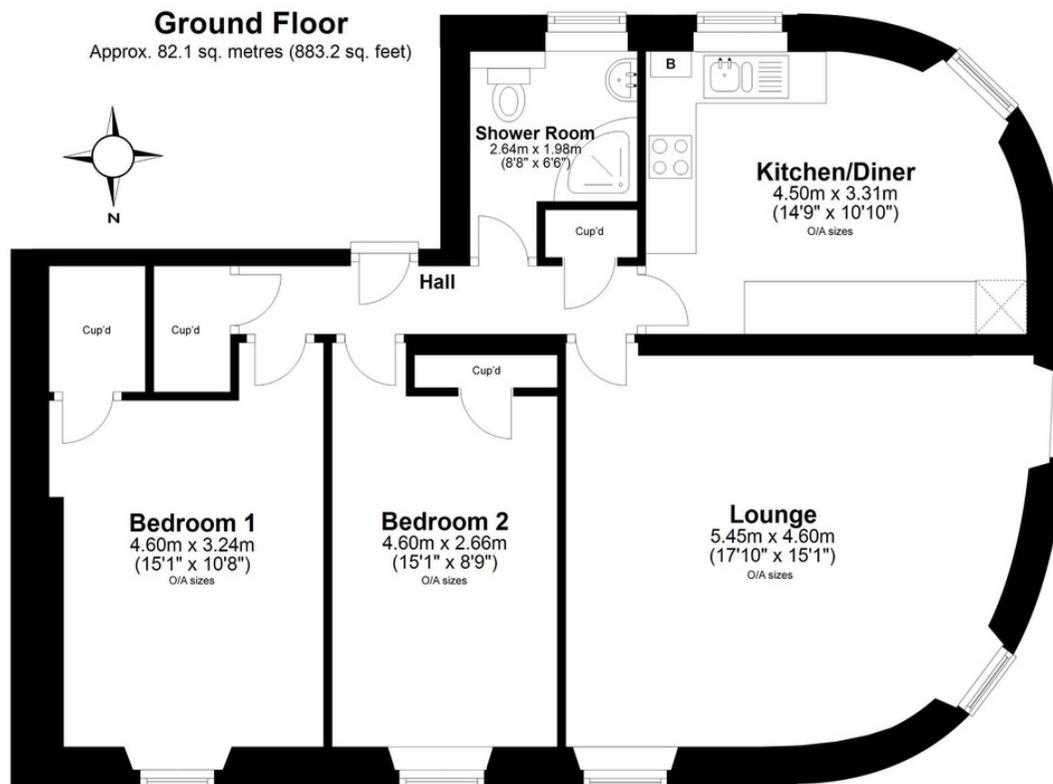
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



Newhaven is a popular area, located north of the city centre, sitting on the banks of the Firth of Forth and bordering the areas of Trinity and the Shore, Leith. It boasts a picturesque harbour, the renowned Loch Fyne restaurant, Porto & Fi cafe and the Old Chain Pier bar restaurant. Local amenities, include a nearby 24hr Asda, with additional amenities found at the Shore area and the Ocean Terminal shopping centre with many high street name stores, a Marks and Spencers food hall, a Pure Gym and a Vue Cinema. For the keepfit enthusiasts, there is also a David Lloyd Fitness Club, and access to the vast Water of Leith cycle path network, via the pretty Victoria Park. The head quarters of the Scottish Office are within walking distance, along with excellent regular bus services, and good access east to the A1 or west to the city bypass and Forth Road Bridge.