

COULTERS[©]

250/6 NEWHAVEN ROAD

NEWHAVEN, EDINBURGH, EH6 4LH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

250/6 Newhaven Road is an immaculate, attractively presented top (2nd) floor flat, forming part of a lovely stone tenement building. The property is in superb decorative order and benefits from double glazing and gas central heating. The front door opens onto a well proportioned hall with two good sized storage cupboards. The charming bay windowed living room is warm and welcoming, with a beautiful mantle and electric fire forming a focal point in the room, in addition to the open outlook towards the Firth of Forth.

KEY FEATURES



Immaculately presented second floor flat.



Two beautiful double bedrooms.



Attractive shared garden & cellar.



Unrestricted on-street parking.



A short walk from the Newhaven waterfront.



Excellent local amenities nearby.



The kitchen has wall and base fitted cabinetry, with an integrated gas hob, electric oven and fridge. There are two attractive double bedrooms, both with fitted carpets and situated to the rear of the property, overlooking the shared garden. The delightful bathroom has attractive wood panelling and a white three piece suite with a shower over the bath.

The shared garden is mainly lawn with established small trees and bushes surrounding it. There is also a private cellar. Unrestricted parking is available on the street outside.





THE LOCAL AREA

Newhaven is located in the northwest part of Edinburgh. The location of Newhaven provides it with scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge. Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven. Good local nursery, primary and secondary schooling is available nearby. Nearby Victoria Park provides access to the city's cycle network. The area is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.

EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances, washing machine & freezer are included in the sale price.





Newhaven Road,
Edinburgh,
Midlothian, EH6 4LH



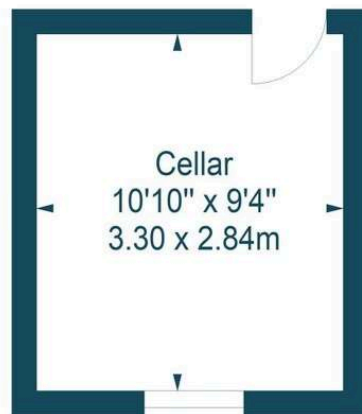
Approx. Gross Internal Area
639 Sq Ft - 59.36 Sq M

Cellar

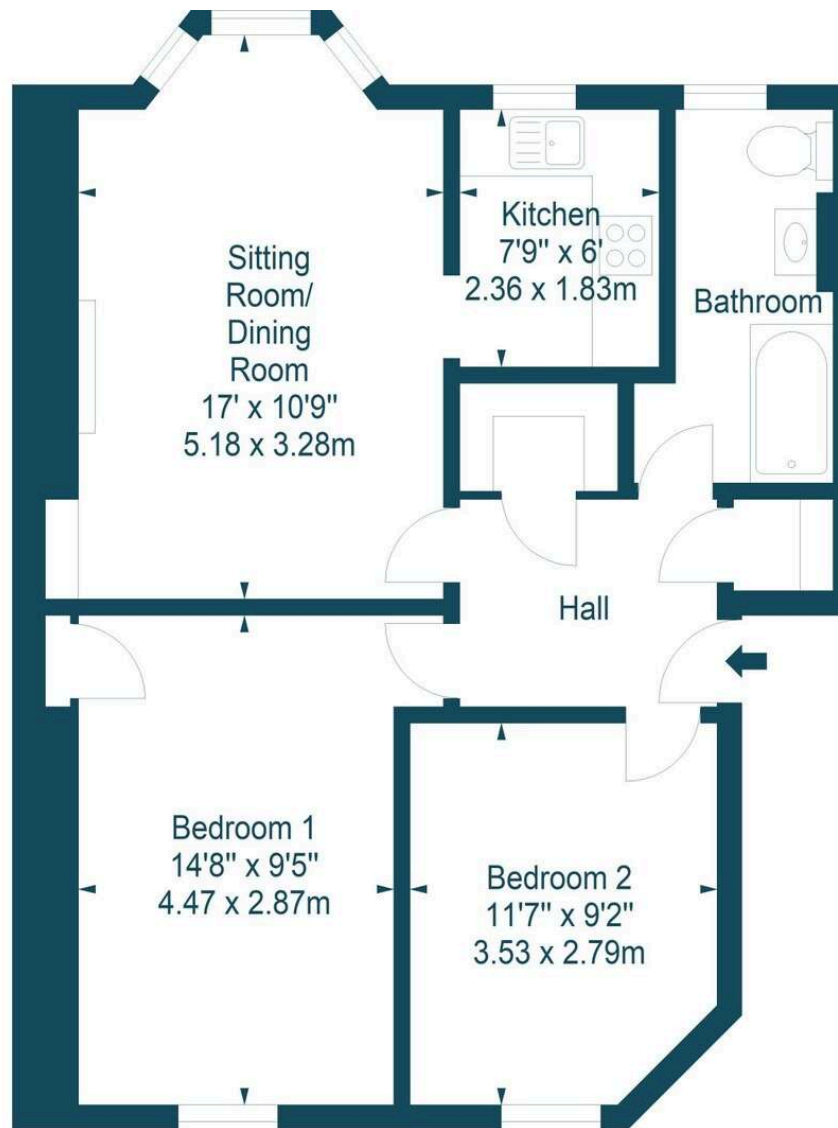
Approx. Gross Internal Area
99 Sq Ft - 9.20 Sq M

For identification only. Not to scale.

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Lower Ground Floor



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.