



GILSON GRAY

LAW • PROPERTY • FINANCE

54 HAWTHORNVALE

Newhaven, Edinburgh, EH6 4JS



Beautifully presented with stylish, modern interiors and neutral décor throughout, this two-bedroom main-door ground-floor flat forms part of a handsome traditional tenement building in desirable Newhaven. The flat boasts its own private garden area and access to unrestricted on-street parking, and it represents an ideal purchase for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike. Newhaven's amenities lie enviably nearby, with the city centre approximately two miles away.

Extras: Integrated kitchen appliances comprising an oven, microwave, hob, extractor fan, fridge/freezer, dishwasher, and wine cooler will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Main-door ground-floor flat in Newhaven
- Close to the waterfront and open spaces
- Well-presented, modern interiors and neutral décor
- Entrance vestibule and welcoming hallway
- Living/dining room with log-burning stove and direct garden access
- Contemporary, fully integrated kitchen
- Two airy double bedrooms, one with built-in wardrobes
- Modern four-piece bathroom
- Beautifully maintained private garden area with shed
- Access to unrestricted on-street parking

Newhaven







"BOASTING WELL-
PRESENTED, MODERN
INTERIORS AND IS
ACCOMPANIED BY A WELL-
KEPT PRIVATE GARDEN."





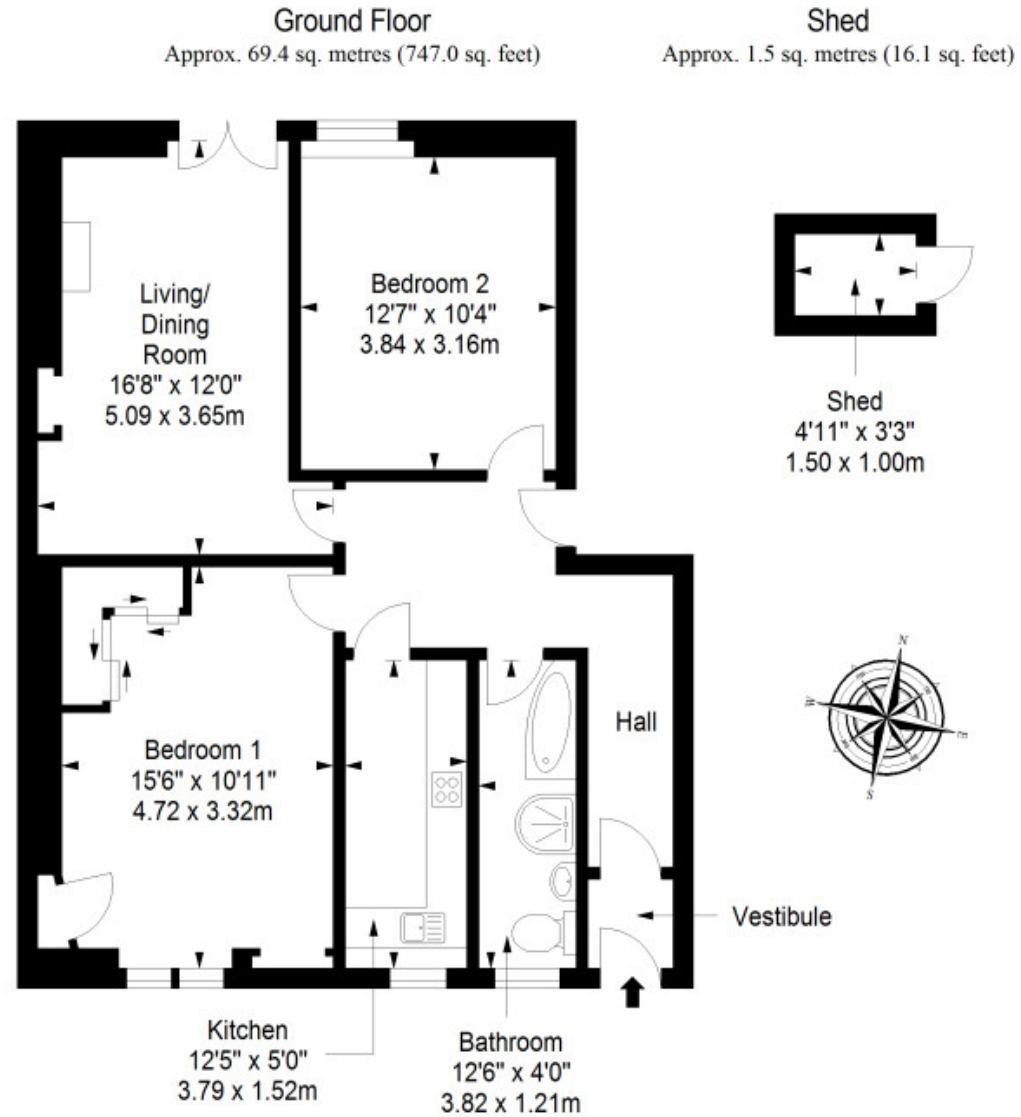
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 70.9 sq. metres (763.1 sq. feet)



GILSONGRAY.CO.UK

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0131 516 5366



GLASGOW

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BORDERS

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