NEILSONS

Solicitors & Estate Agents

Offers Over

**£255,000**

# 5 Great Michael Close

## Newhaven | Edinburgh | EH6 4LY

Neilsons are delighted to present this rarely available, C-listed terraced two-story house, forming part of a historic terrace of ex fishermen's cottages, close to picturesque Newhaven Harbour, excellent local amenities and transport links.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Communal Garden
- EPC Rating – C
- Council Tax Band - B

## Description

In brief the accommodation comprises; welcoming entrance vestibule, hallway with useful under stair storage, light and airy dual aspect reception/dining room and galley fitted kitchen with appliances. Leading to the upper floor the accommodation comprises, spacious upper landing with storage and hatch to attic, three good sized double bedrooms and contemporary shower room. Further benefits include gas central heating, double glazing and good storage space.

## Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the cooker, washing machine and small fridge. The wardrobe in the second bedroom will also be included in the sale. Other items of furniture can also be made available by separate negotiations.

## Gardens & Parking

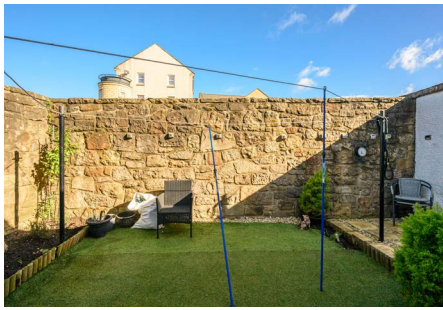
The property benefits from a well maintained communal garden to the side. This is only shared with number 6. There is ample parking available within the area.

## Viewing

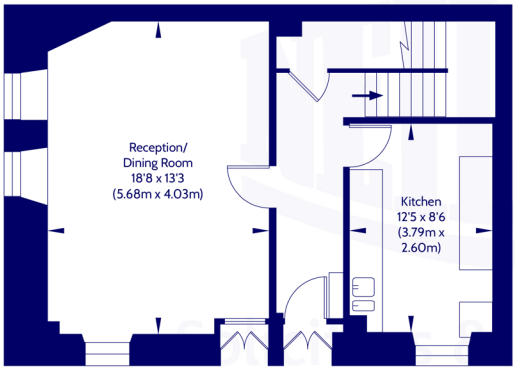
By appointment through Neilsons 0131 625 2222.

## Location

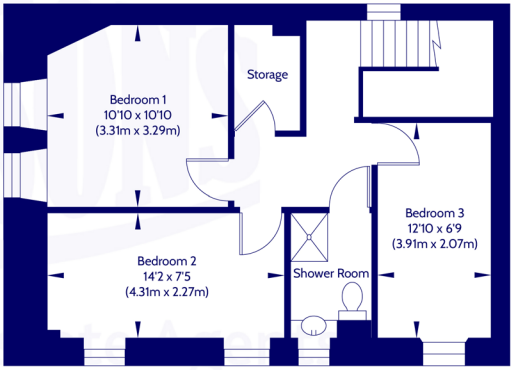
Newhaven sits on the banks of the Firth of Forth and is approximately two miles to the north of Edinburgh City Centre. There are a variety of pubs, restaurants and local shops on hand, with a wider choice available in the fashionable Shore district, which is within walking distance and boasts a fantastic range of world class restaurants and popular bars. The outdoor enthusiast can enjoy pleasant walks along to Cramond beach and the Water of Leith and the nearby cycle path network provides an excellent off-road route to many parts of the City. Schooling from primary to secondary level is available in the local area. The property is only a short walk away to the new tram stop in Newhaven.



Approx. Gross Internal Floor Area 93.43 Sq M / 1005 Sq Ft.




First Floor




Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

**Scan the QR code or click here for the virtual 360 tour, floor plan and further information.**

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72 High Street
Bonnyrigg



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