



Solicitors & Estate Agents










Offers Over  
**£230,000**

# 256 Newhaven Road

Newhaven | Edinburgh | EH6 4LH

A rare opportunity has arisen to acquire this bright and spacious two bedroom main door flat located within the prime residential district of Newhaven. Situated close to excellent amenities and transport links including the Newhaven tram stop, the property would suit a variety of purchasers including professionals, couples and buy-to-let investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal rear garden  
Small private garden at the front
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

Internally, the ground floor accommodation briefly comprises of; welcoming entrance vestibule, hallway with a stairway leading to the communal garden, light and airy lounge/diner with a bay window, Edinburgh press cupboard and lots of space for a table and chairs, fully-fitted kitchen with a range of freestanding white goods and tiling in splash areas while being styled with light units and a contrasting dark worktop, two generously proportioned double bedrooms both with a tranquil and leafy outlook over the shared garden as well as ample space for freestanding furniture and different configurations, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine and fridge, light fittings and fitted floor coverings. All furniture can also be included in the sale.

## Gardens and Parking

Accessed from a private stairway to the rear of the property is a lovely and well-maintained communal rear garden for residents to enjoy. For the car owner, on-street permit/metered parking is available to accommodate both resident and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.



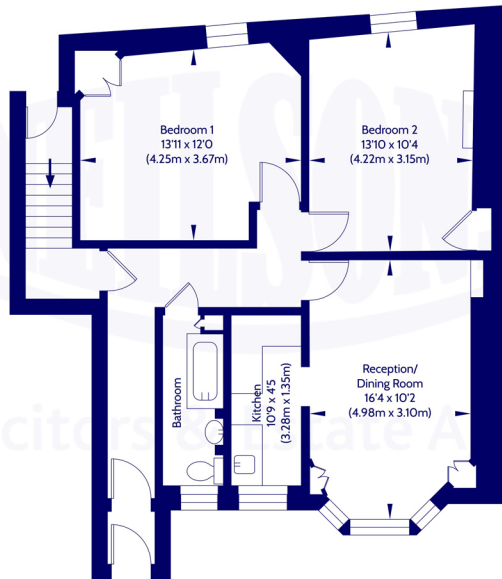


## Location

The highly popular area of Newhaven is served by open green spaces including Victoria Park, Inverleith Park and the Botanic Gardens. There are many local amenities including Newhaven Harbour and its restaurants, cafes and fishmonger, the David Lloyd's Sports Centre, banking and postal facilities, Sainsbury's and a 24hr ASDA, all within easy walking distance. Ocean Terminal provides extensive retail facilities as well as a multi-screen cinema complete and gym. There are pleasant walks along the Forth waterfront or the Water of Leith Walkway, from where there is easy access to an extensive network of cycle paths. Schools in the area are highly regarded from nursery to senior levels including Trinity Academy and Holy Cross Primary. Regular bus and tram services nearby run to the City Centre and beyond.



Approx. Gross Internal Floor Area 69.68 Sq M / 750 Sq Ft.



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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