



Offers Over

**£190,000**

## 14/2 Great Michael Rise

Newhaven | Edinburgh | EH6 4JB

Neilsons are delighted to offer to the market this beautifully presented first floor flat forming part of a B-listed building designed by the famous architect Sir Basil Spence in 1957. The property is situated in the vibrant Newhaven district of the capital and would undoubtedly appeal to first time buyers or young professionals, offering excellent transport links across the city and all local amenities.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
- Balcony
-  On-Street Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation which has been upgraded to a very high standard by the present, in brief comprises; welcoming entrance hallway with utility cupboard and storage, light and airy dual aspect reception room with feature fireplace and door accessing balcony, stylish fitted kitchen with integrated appliances, two good sized bedrooms (one of them with fitted wardrobes) and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage space.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and washing machine.

## Gardens & Parking

There is a well maintained communal garden to the rear of the building and on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





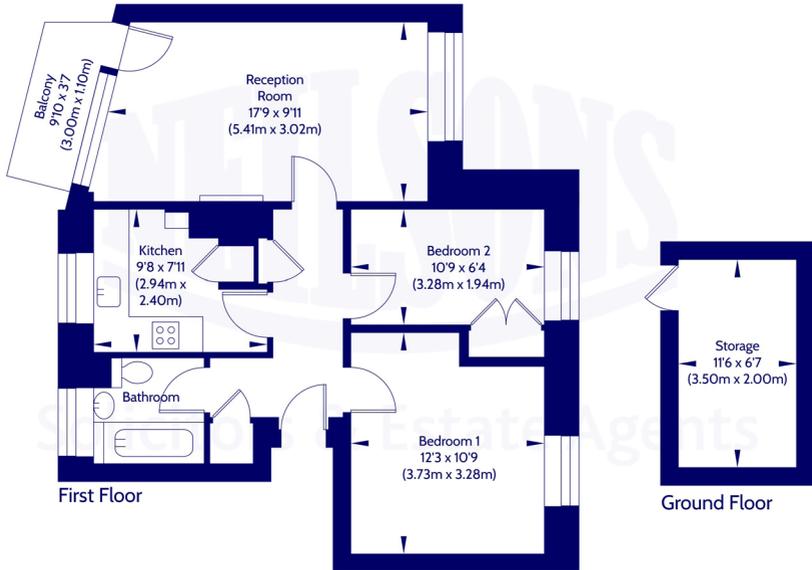
## Location

Nestled between Leith and Trinity, the historic coastal district of Newhaven is situated approximately two miles to the north of Edinburgh City Centre. The property is well served for local amenities with Ocean Terminal providing high street shops, a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, a 24-hour Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are less than one mile away. David Lloyd gym is also a short walk away. Nearby greenspaces include Victoria and Starbank Parks, and the property benefits from easy access to a range of walking and cycling paths. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst motorists can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 55.7 Sq M / 600 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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