










Offers Over  
**£265,000**

## 68/6 Newhaven Place

Newhaven | Edinburgh | EH6 4TG

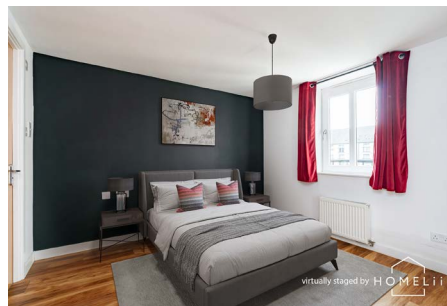
Enviably located close to the picturesque Newhaven Harbour, this superb second floor flat forms part of a smart modern development with lift access, secure parking and landscaped grounds. It is conveniently placed a short walk from the tram network and excellent amenities and offers bright and flexible three bedroom accommodation.

-  3 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Underground parking
-  Shared gardens
-  EPC Rating – B
-  Council Tax Band – E



## Description

Accessed via a lift or well-kept communal stairway with secure entry system, at the second floor the front door opens to a welcoming central hallway with useful built-in storage spaces. The property has been attractively upgraded and maintained by the present owner including new flooring throughout with Krono Original luxury wood effect laminate, streamlining the accommodation. A spacious open plan reception/dining room and kitchen is the sociable heart of the home with the kitchen area featuring an excellent selection of wall and base units with recently upgraded integrated appliances including fridge freezer, dishwasher, washing machine, oven, hob and cooker hood. There is ample space for large scale living and dining furniture and the built-in media unit is included in the sale. There are three good-sized bedrooms with the principal bedroom having built-in wardrobes and an en-suite shower room with a bathroom with modern white suite serving the other two bedrooms. Benefits on offer include gas central heating and full double glazing.



## Extras

The aforementioned integrated kitchen appliances, media unit in the reception room and all other fixtures fittings, curtains and light fittings are to be included in the sale.

## Gardens, Parking and Factor

To the rear of the building is an attractively maintained communal garden with large lawn. There is residents parking provided in a secure underground car park, accessed via remote central key fob, with ample unrestricted on street parking available for visitors. The building and grounds are maintained by James Gibb Factors at a cost of approximately £130 per calendar month. This includes building and lift insurance and maintenance, stair cleaning and landscaping and upkeep of the communal areas.

## Note

*Some of the photographs have been subject to Virtual Staging to show the effects of furniture in the property, offering a sense of scale. It should be noted that the property is currently empty as per the 'before' photographs which have also been uploaded for your perusal.*

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

Newhaven lies to the north of Edinburgh city centre on the shore of the Firth of Forth. Once a thriving fishing village, this picturesque district is now a popular neighbourhood with excellent local amenities and superb transport links by tram or bus to the city centre, airport and surrounding areas. Just moment's walk from the harbour, this superb property is conveniently placed for an array of amenities including David Lloyd Leisure Centre and Asda supermarket. Close by, the Ocean Terminal offers high street named shops, restaurants and a multi-screen cinema, with further investment and development passed by the council planning department this year. The popular restaurants at Newhaven Harbour offer everything from take away to fine dining with a selection of highly regarded coffee shops and cafes also available within easy walking distance. Local schools are available from nursery to secondary level within easy walking distance.

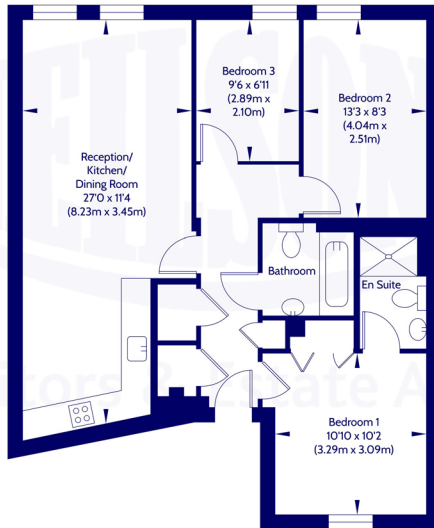






Approx. Gross Internal Floor Area 72.62 Sq M / 782 Sq Ft.

## 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.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

