



Newhaven, Edinburgh

20/8 HAWTHORNTVALE, EDINBURGH EH6 4JL

Set on a quiet street overlooking the greenery of the North Edinburgh Cycle Network, this beautifully presented, one bedroom second floor flat offers stylish accommodation, with contemporary kitchen and ample storage.



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DESCRIPTION

This generous flat located in a leafy residential area offers a unique blend of coastal charm and urban convenience. The accommodation comprises:

- Entrance Hall with Cupboard
- Sitting/Dining Room with Feature Fireplace
- Large Storage Cupboard
- Contemporary Fitted Kitchen
- Spacious Double Bedroom with Fitted Wardrobes
- Bathroom with Shower over Bath
- Electric Hot Water and Heating System
- Double Glazing
- Well maintained Communal Gardens

LOCATION

Nestled in a quiet residential area, the property is within walking distance of the fashionable Shore, Inverleith and Stockbridge areas with their array of traditional bars and tempting restaurants. The area is pleasantly leafy and tranquil with its lovely meandering paths by the Water of Leith, yet remains little more than 2 miles from Princes Street where you will find an impressive range of further leisure and entertainment options, museums, places of historical interest and galleries including the Playhouse Theatre and the renowned St James Quarter shopping centre featuring prestigious department stores, John Lewis and Harvey Nichols. Victoria Park, is very close and has a great play area and tennis courts, and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens are also nearby.

The Port of Leith is approximately 0.5 miles and is home to the Royal Yacht Britannia and a multi-screen cinema. There is also a David Lloyd Leisure Centre, a 24 hour Asda, and a pretty little harbour at Newhaven all nearby. The property is within easy reach of the North Edinburgh Cycle Network offering convenient walking and cycling routes that connect to the city centre, the shoreline at Newhaven and beyond. Transport links are superb with a tram stop two minutes away providing quick access to Leith Walk, Waverley and Haymarket Railway Stations, across Edinburgh and finishing at Edinburgh International Airport. The area benefits from an excellent and extensive public transport network with regular bus routes to the city centre and beyond. For the motorist, excellent road links provide easy access to the City Bypass and central Scotland's motorway network. Whether you are seeking a relaxing retreat or a location that places you at the heart of Edinburgh's vibrant cultural and social scene, this area delivers in abundance.

EXTRAS

Light fittings, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

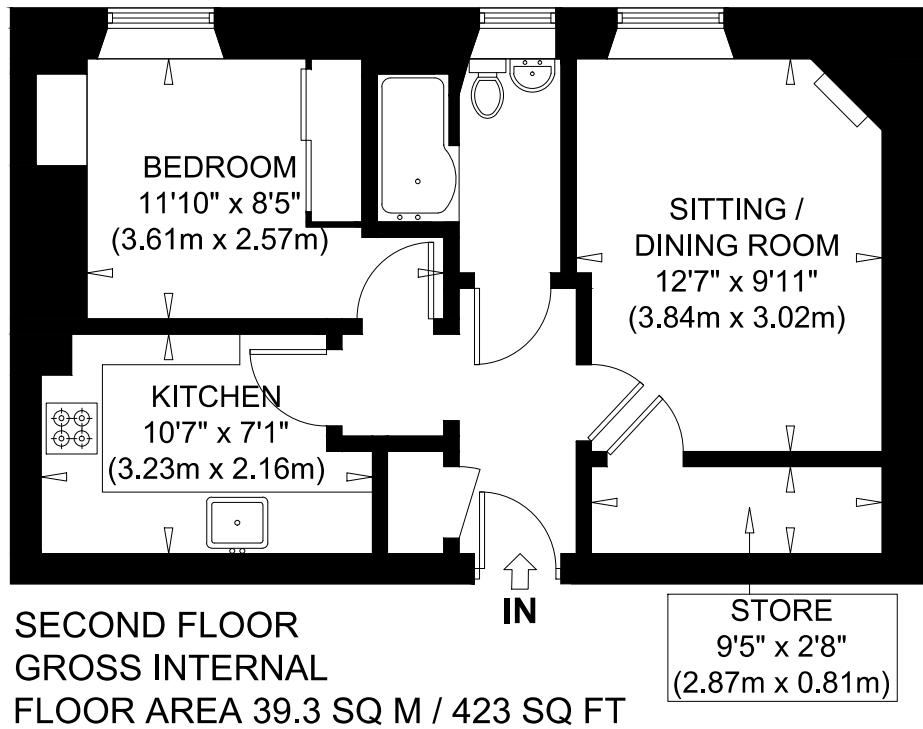
COUNCIL TAX BAND

Band B

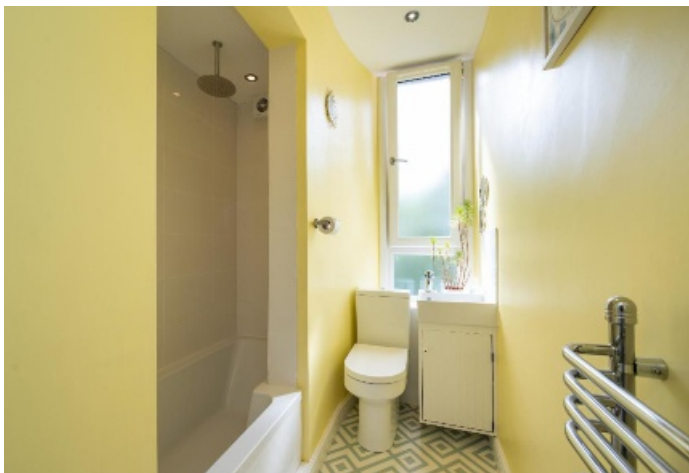
VIEWING

By appointment with Agents Tel: 0131 467 7550





HAWTHORNVALE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 39.3 SQ M / 423 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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