



246/3 NEWHAVEN ROAD

Newhaven, Edinburgh, EH6 4LH



1

Public Room



3

Bedrooms



1

Bathroom

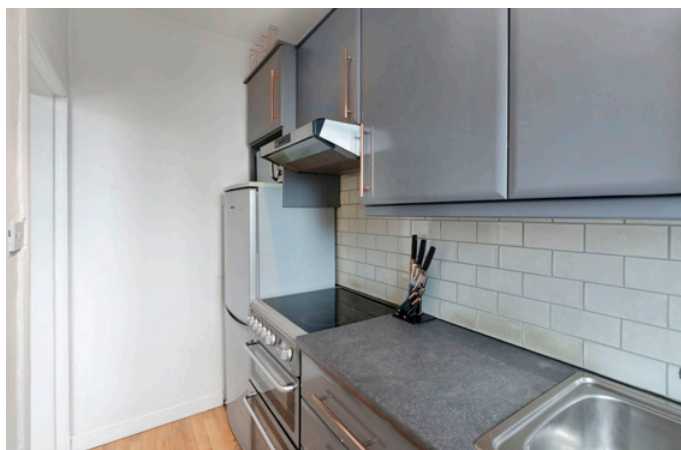


246/3 NEWHAVEN ROAD

Set on the second/top floor of a classic sandstone tenement in coastal Newhaven, and enjoying enviable sea views, this spacious three-bedroom flat offers a fantastic city address just a short stroll from supermarket shopping, pubs and eateries, airport tram links, local schools, and the capital's scenic seafront. The attractive contemporary interiors include a bay-fronted reception room open to a bright kitchen, two rear-facing double bedrooms, a further double bedroom/ideal study, and a bathroom with a shower-over-bath. Residents also benefit from a shared rear garden and unrestricted on-street parking.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Desirable setting in coastal Newhaven
- Spacious second/top-floor tenement flat with attractive interiors
- Communal stairs and secure entry system
- Inviting entrance hall with storage
- Bay-fronted living/dining room (with sea views) open to:
- Bright modern kitchen
- Two rear-facing double bedrooms
- Third double bedroom/ideal study with storage
- Bright bathroom with shower-over-bath
- Shared rear garden
- Unrestricted on-street parking





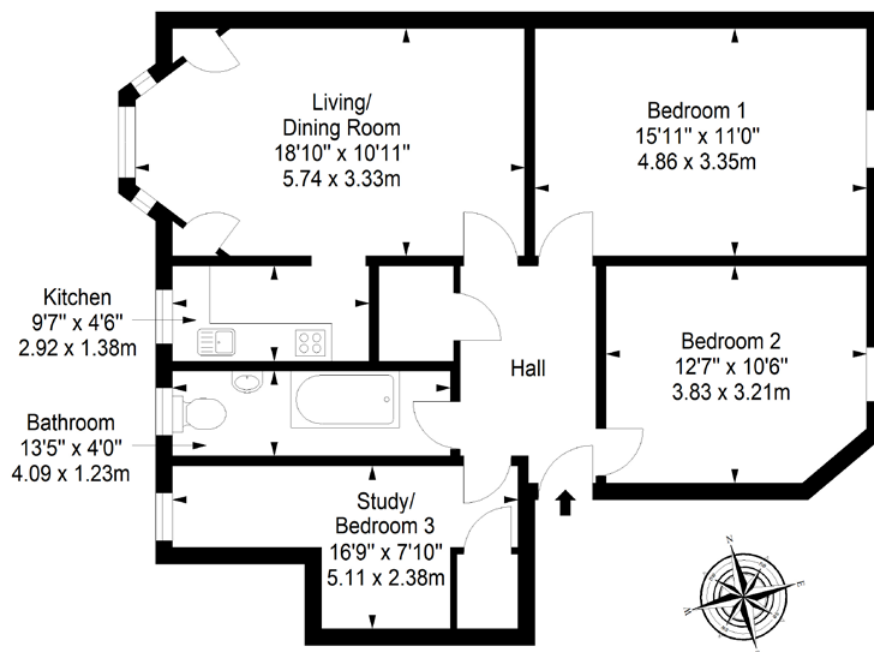


Extras: All fitted floor and window coverings, light fittings, kitchen whitegoods (fridge / freezer, cooker and washing machine), as well as the large wardrobe in the principal bedroom will be included in the sale.



Top Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

NEWHAVEN

Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multi-screen cinema, and a 24-hour gym. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area benefits from excellent public transport links, including the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.



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