

COULTERS[®]

211/2 Newhaven Road
Edinburgh
EH6 4QD

   
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A very attractive first floor flat forming part of this traditional Victoria terraced villa located in the highly desirable area of Trinity. This tastefully decorated two bedroom property features sought after period features including high ceilings, original cornice and original wooden flooring. The property comprises a welcoming hallway, a beautifully designed living room/dining room with large bay window and feature fireplace, a fully fitted modern designed kitchen with extensive wall and base units and stylish brick tiled splashback. The two large double bedrooms to the rear of the property both have traditional fireplace surrounds, neutral décor and large windows with open outlooks. The family bathroom with modern three piece white suite and shower over the bath has been beautifully styled and completes this spacious bright home. The south west facing garden and shed to the rear is shared with the apartment on the second floor and is accessed via the lane. The property is entered via a communal front door and pathway and is within close walking distance of an excellent variety of local amenities and the open green spaces of Victoria Park.



Property Features:

- Living room/dining room with original period features
- Fully fitted modern kitchen
- Two large double bedrooms
- Modern family bathroom
- Original wooden flooring throughout
- Sash and case windows
- Gas central heating
- Access to the shared south west facing garden



Extras

Fixtures and fittings to include integrated dishwasher, light fittings and shades, curtain and shed in shared garden which would become the property of the buyer.

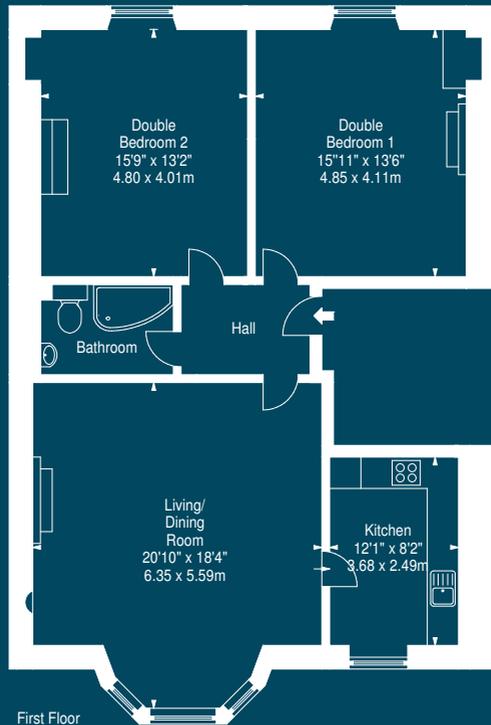
Area

Situated in the highly sought-after area of Trinity, the property is just north of Edinburgh's city centre and the shore front at Newhaven harbour. The property is within easy reach of an excellent array of local amenities from independent shops, restaurants, cafes, and local supermarkets including a 24-hour Asda close by. Nearby Leith Walk offers a further host of restaurants, bars, cafes and more, and the lively shore area with a wide choice of fantastic eateries and pubs, is also within a short distance. Further, Ocean Terminal retail complex is just a short distance away offering a superb choice of high street stores, eateries, a multi-screen cinema and a gym with a host of excellent classes. There are ample outdoor spaces including Victoria Park and the picturesque cycle paths and walkways offering access to all areas of the city. The property is well situated with great transport links including an excellent bus service to and from the City Centre and a tram line extension is currently underway, linking Newhaven to Edinburgh Airport. There is an excellent provision for schools in the area. The property is in the catchment for Trinity Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's RC High.

Newhaven Road,
Edinburgh, EH6 4QD



Approx. Gross Internal Area
1008 Sq Ft - 93.64 Sq M
For identification only. Not to scale.
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WELCOME HOME [©]

+44 (0) 131 603 7333
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Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.