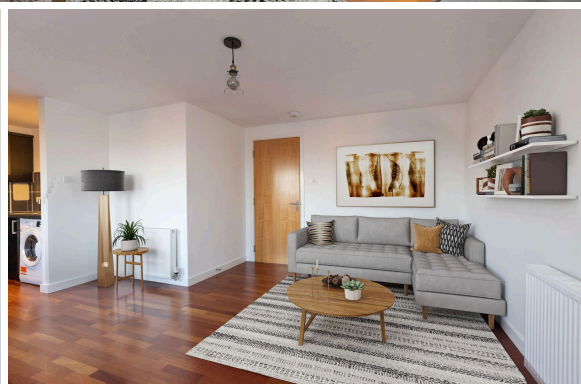
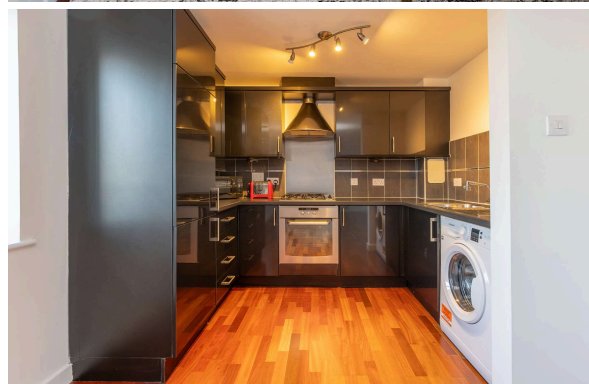




56/3 Newhaven Place  
NEWHAVEN | EDINBURGH | EH6 4TG

  
**warners**  
solicitors & estate agents





## 56/3 Newhaven Place

NEWHAVEN | EDINBURGH | EH6 4TG

An exciting opportunity has arisen to acquire this stunning two-bedroom apartment forming part of a modern development in the Newhaven district of Edinburgh, close to the city's shore. This beautiful apartment has been tastefully decorated throughout and is presented to the market in move-in condition. The spacious, open plan living room/kitchen forms the main public space in the property, with the modern kitchen area being well appointed and offering plenty of cupboard storage. The well-sized principal bedroom boasts integral wardrobe storage and French doors which open to a Juliet balcony. The second bedroom is also of a good size, and could alternatively be employed as an ideal home office or gym, giving the property a good degree of flexibility. A contemporary bathroom with stylish three-piece suite completes the accommodation internally. Outstanding nearby amenities include Ocean Terminal and a stylish range of bars and cafes, and the property is well located to offer easy access to public transport links. Offering immense appeal to first-time buyers, couples, and young families, in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom modern apartment
- Excellent local amenities
- Sought-after location
- Strong public transport links
- Open plan living room/kitchen
- Principal bedroom with Juliet balcony
- Second bedroom
- Bathroom
- Gas central heating
- Double glazing
- Residents' car park
- Factor approx £500 per quarter

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



EPC C

Items included: Brand new washing machine, recently fitted.

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. This apartment enjoys stunning views over Newhaven Harbour and the Firth of Forth. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram also links Newhaven to the airport via Leith and the City Centre.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





