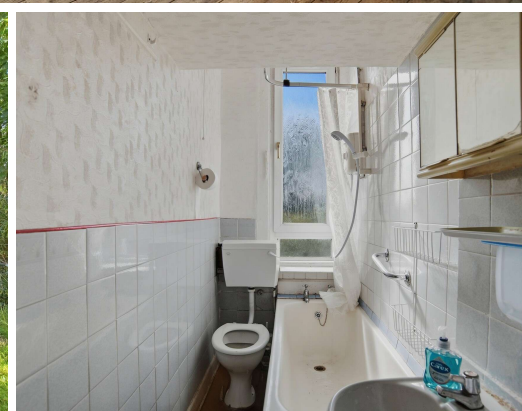




3F3 10 Hawthornvale
Edinburgh, EH6 4JL

- Excellent renovation opportunity
- Generously proportioned accommodation
- Great location and amenities
- EPC: E
- Council tax band: B





A fantastic opportunity to acquire a top-floor one-bedroom flat renovation project, forming part of a traditional Edinburgh tenement building.

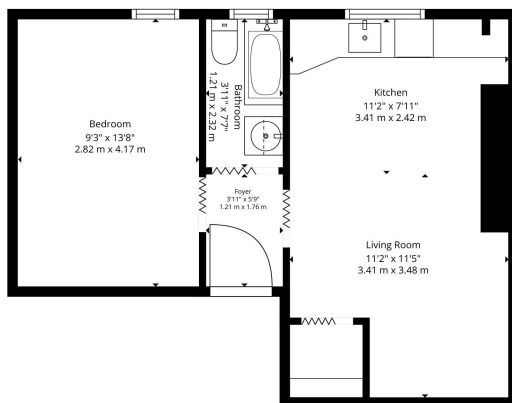
The property now requires comprehensive refurbishment and modernisation throughout, offering an excellent opportunity for the buyer to create a home tailored to their own taste and requirements. With its generous proportions, desirable location and far-reaching views, the property is likely to appeal to first-time buyers, young professionals, or investors seeking a refurbishment project with potential.

The accommodation comprises an entrance hallway, a bright and spacious lounge area featuring a large shelved cupboard, kitchen with base units and space for appliances, a generously proportioned double bedroom, and a three-piece bathroom comprising bath, WC and wash hand basin.

Externally, the property benefits from access to a large shared rear garden, while on-street parking is available within the surrounding area.

Location:

Lying approximately two miles northeast of Edinburgh, 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. The nearest tram stop is a stone's throw away 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.



Total: 407 sq. Ft. 38 m²
1st Floor: 407 sq. Ft. 38 m²
Excluded Areas: Walls: 46 sq. Ft. 4 m²

Created by Promaplan Studio. Illustration Purpose Only. Measurements are Shown (Highly Reliable But Not Guaranteed)

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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