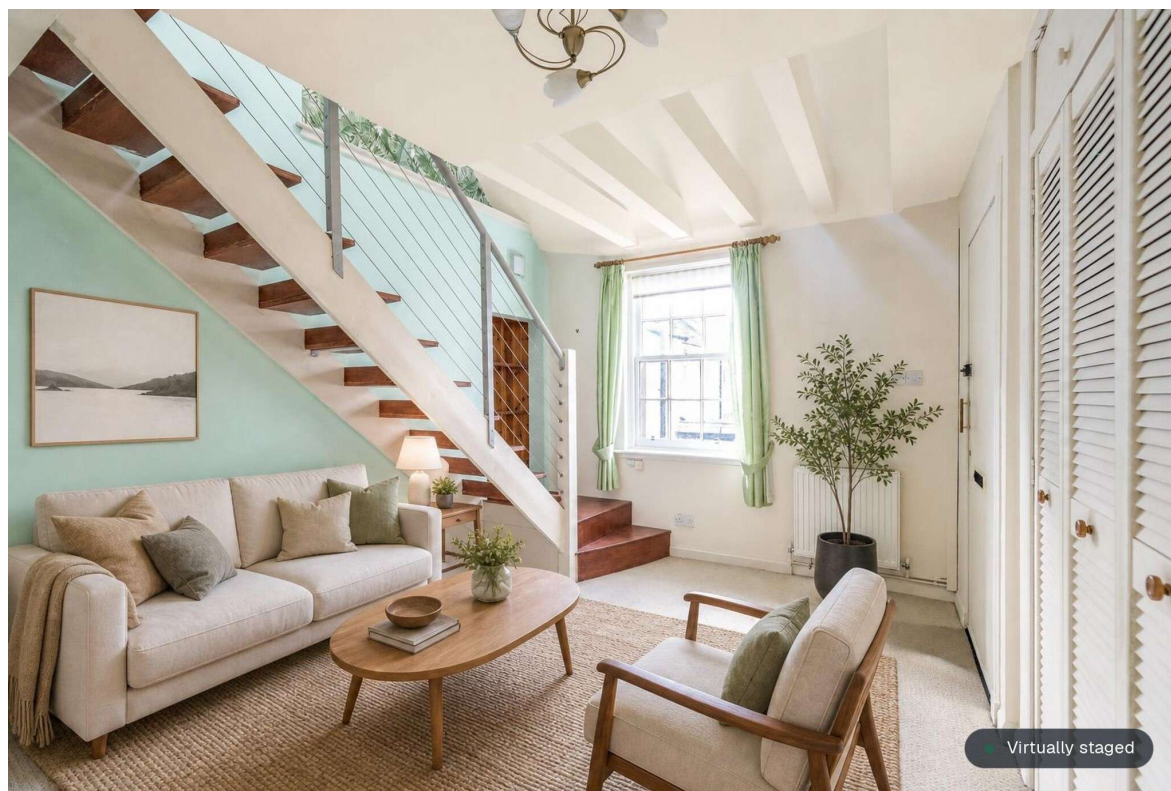




4/1 Peacock Court
NEWHAVEN | EDINBURGH | EH6 4HZ


warners
solicitors & estate agents



4/1 Peacock Court, Newhaven

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Snugly tucked away close to the Forth waterfront within Newhaven's Conservation Area is this most charming double upper C-listed flat forming part of Newhaven's history. Peacock Court forms part of an original fishing village dating from mid to late 18th century, characterised by cobblestoned streets set with limewashed, pantile roof properties, carefully restored in the 1970's to retain the period feel of the area.

- Superb first time purchase
- Close to the scenic harbour and shore
- Tram services running nearby
- Living/dining room benefiting from extensive built-in storage space
- Fitted kitchen with window
- Dual aspect double bedroom with metal balustrade overlooking the lower floor area
- Shower-room with mixer shower
- Gas central heating
- Panelled slimline double glazed windows
- Entrance vestibule and external store shared with one other flat
- Communal courtyard
- Resident Courtyard parking and unrestricted on-street parking nearby

Council Tax A and Energy Rating D

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.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The sale will include the washing machine, fridge freezer, cooker, cooker hood, and all blinds and curtains.

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. 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 extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.



