



11/3 NEWHAVEN MAIN STREET

Newhaven, Edinburgh, EH6 4NA



1

Public Room



2

Bedroom



1

Bathroom

11/3 NEWHAVEN MAIN STREET

Newhaven's picturesque harbour, waterfront walks and vibrant local scene are right on the doorstep of 11/3 Newhaven Main Street, an attractive first-floor flat in this increasingly sought-after coastal quarter of Edinburgh. With cafés, restaurants and independent businesses nearby, the setting combines a relaxed seaside atmosphere with excellent city connectivity, while regular transport services provide easy access to Leith, Stockbridge and the city centre. Set within an established development, the flat features a generous reception room with a private south-facing balcony, well-appointed kitchen, two double bedrooms and three-piece bathroom. Communal gardens, hallway storage and unrestricted on-street parking add further appeal.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Modern first-floor flat in Newhaven
- Part of an established development
- Shared entrance and communal stairwell
- Hallway with built-in storage
- Generous, sunny living/dining room
- Private sun-facing balcony off the living space
- Well-appointed fitted kitchen
- Two good-sized double bedrooms
- Bathroom with three-piece suite
- Communal garden grounds
- Unrestricted on-street parking
- Double glazing





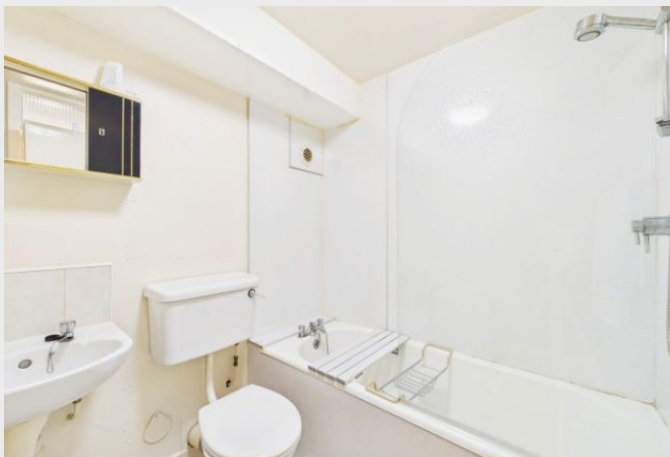


THE BEDROOMS
& BATHROOMS



NEWHAVEN, EDINBURGH

Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven - featured in The Sunday Times Best Places to Live Guide 2026. 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 within 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.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

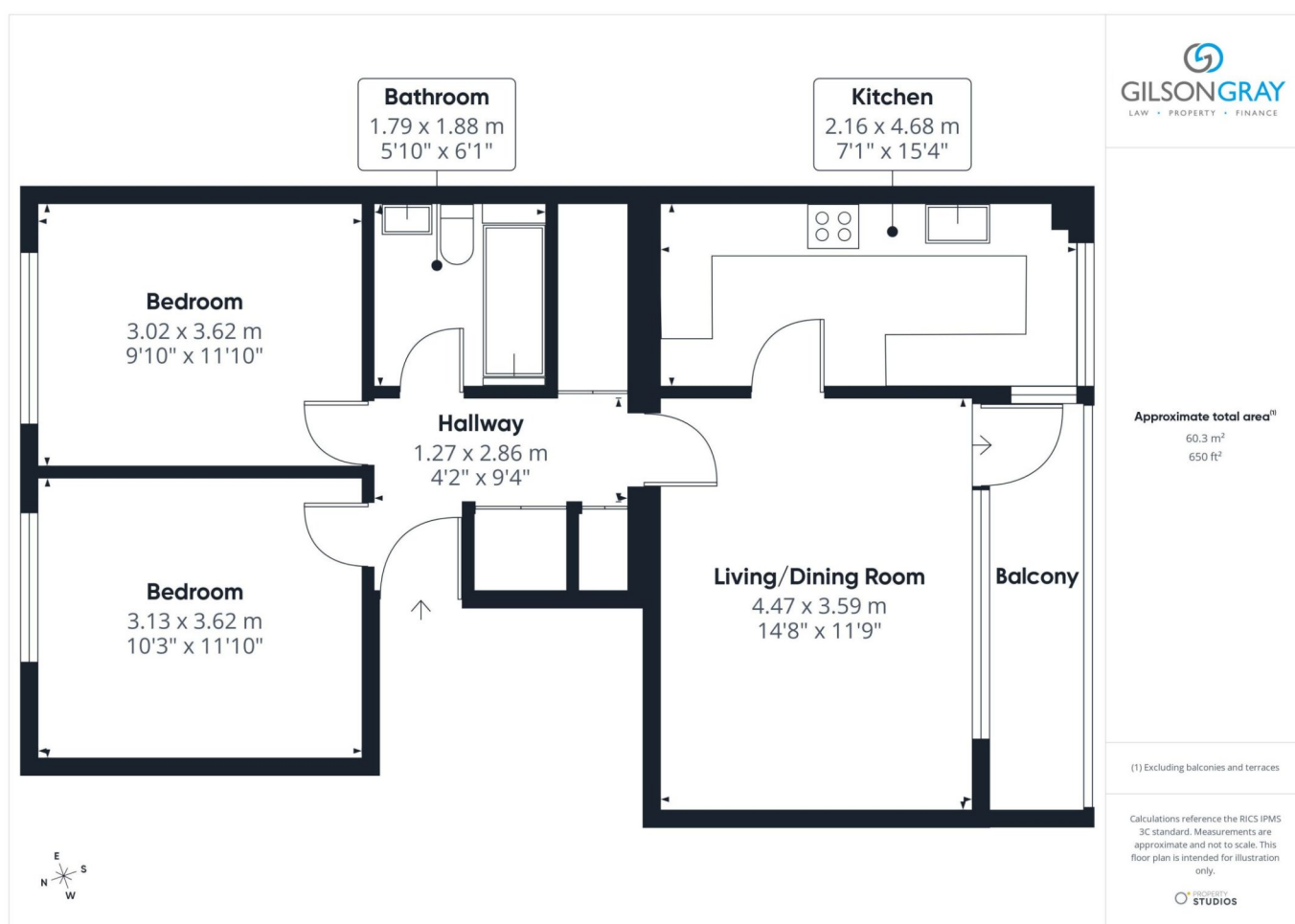
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