



1F4 21 BATHFIELD

Newhaven, Edinburgh, EH6 4DU



1

Public Room



1

Bedroom



1

Bathroom

1F4 21 BATHFIELD

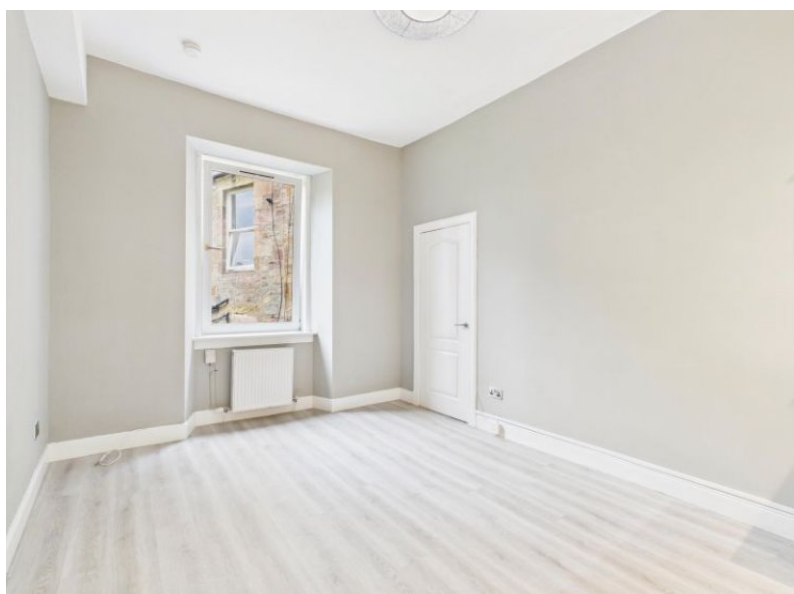
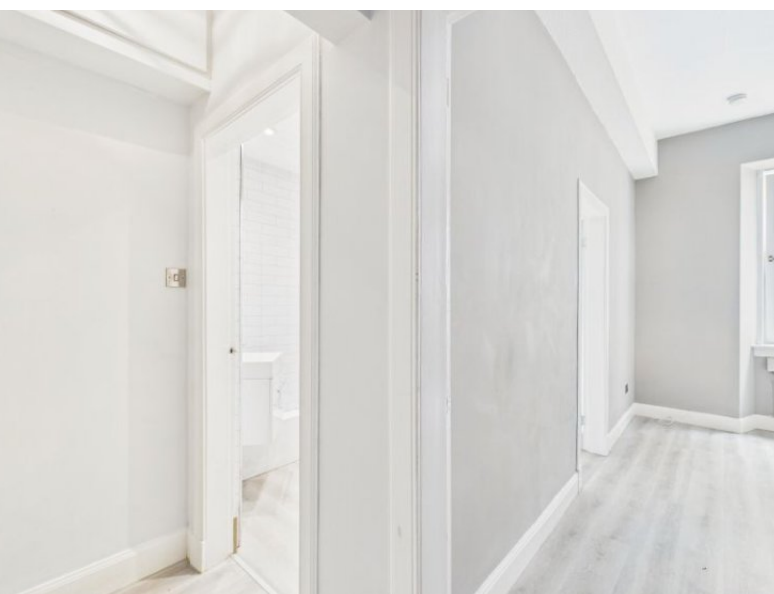
Forming part of a traditional building in sought-after Newhaven, this first-floor flat offers bright, modernised accommodation, perfectly suited to first-time buyers, city professionals and investors alike. Reached via a secure shared entrance and stair, the property opens into a welcoming hall and an open-plan living and dining room with a fitted kitchen set neatly to one side, complete with white Shaker-style units and integrated downlights. The interiors are finished in a modern neutral palette, creating a fresh, move-in-ready feel throughout. The double bedroom benefits from built-in wardrobes and is served by a contemporary shower room. Externally there are communal garden grounds and on-street parking, while the property enjoys a convenient position close to the waterfront, local amenities and excellent links into the city centre. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY



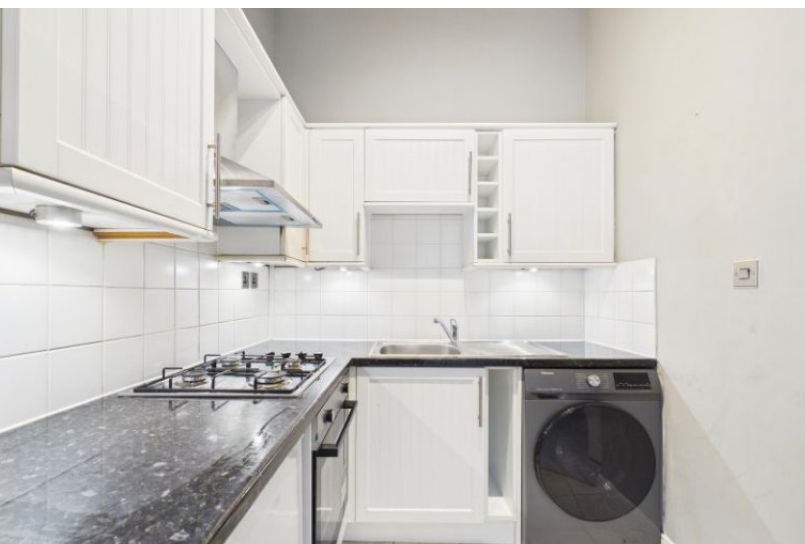
RECEPTION ROOMS & LIVING SPACE





FEATURES

- First-floor flat in popular Newhaven
- Part of a sandstone tenement
- Secure shared entrance and stairwell
- Entrance hall giving access to all rooms
- Bright open-plan living/dining room
- White Shaker-style fitted kitchen
- Contemporary, three-piece shower room
- Gas central heating and double glazing throughout
- Communal rear garden
- Unrestricted on-street parking





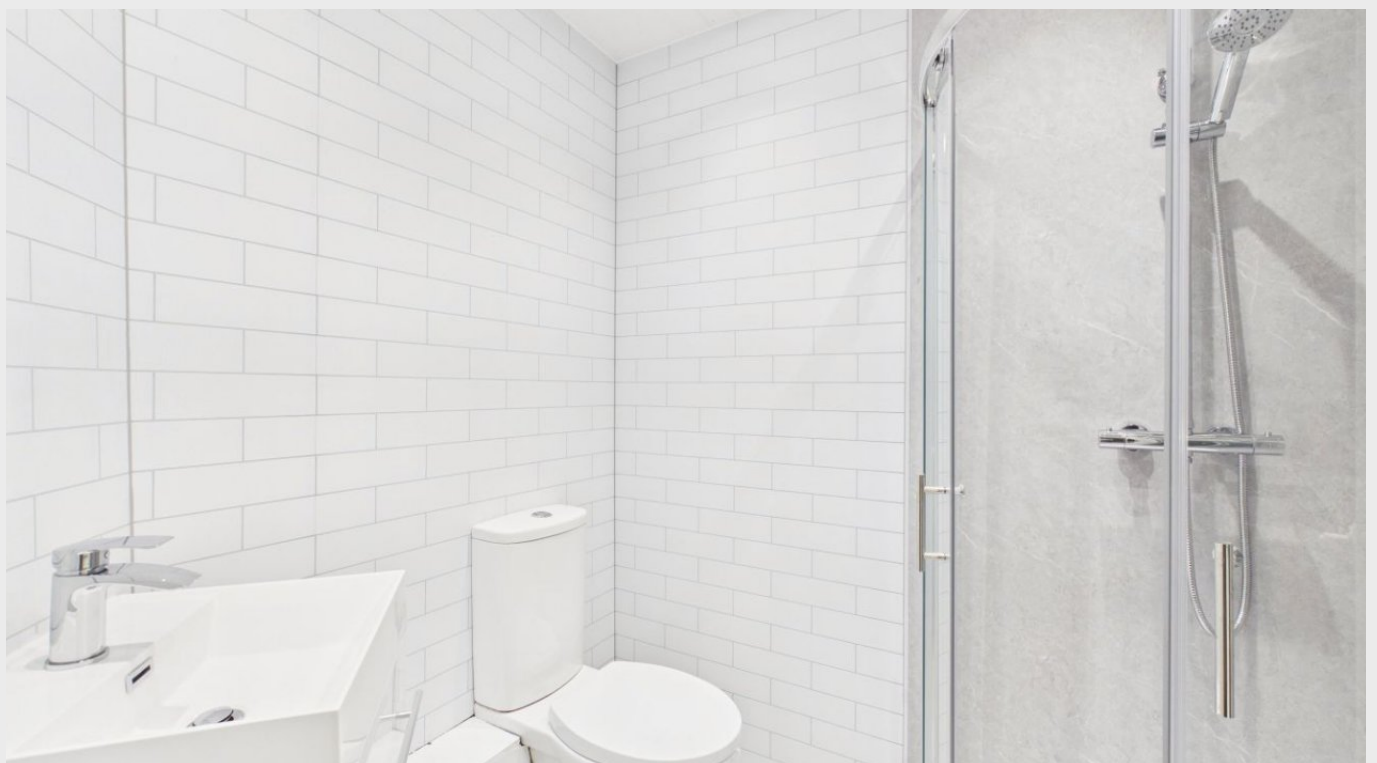
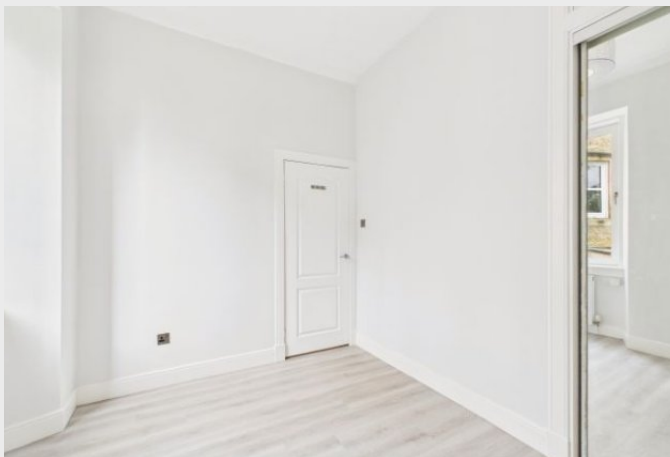


THE BEDROOMS
& BATHROOMS



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

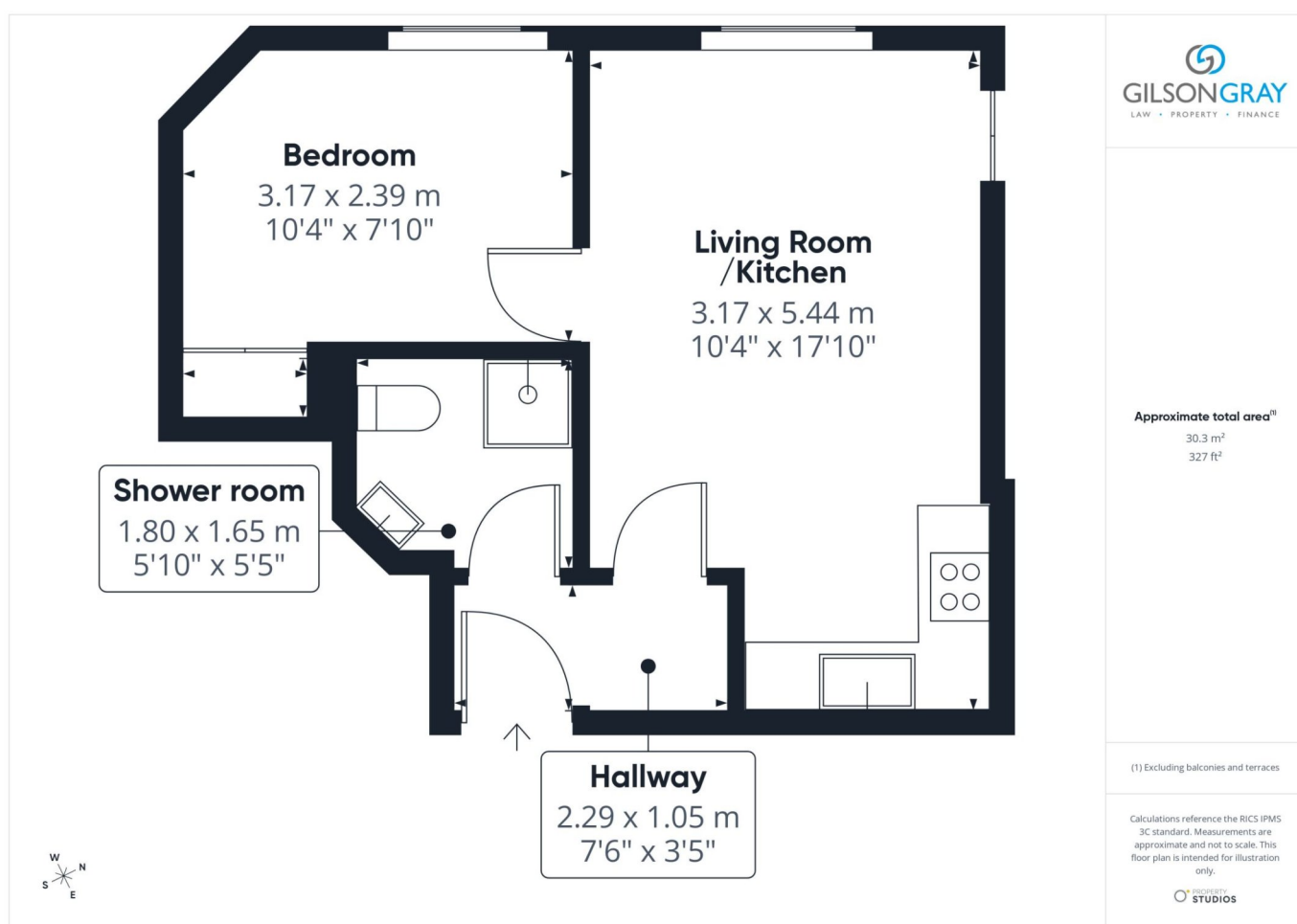
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