



Solicitors & Estate Agents



Offers Over
£210,000

66 Newhaven Place

Newhaven | Edinburgh | EH6 4TG

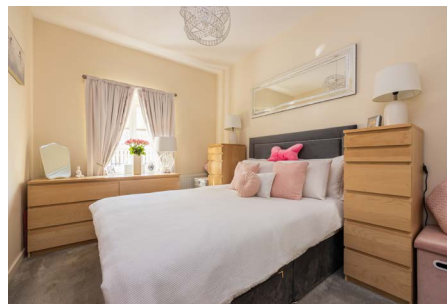
This rarely available, beautifully presented modern main door flat with private decking to the rear, is situated within the heart of Newhaven close to the picturesque Newhaven Harbour. It is conveniently placed a short walk from the tram network and excellent amenities making an ideal purchase for first-time buyers, young couples and professionals.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private decked garden
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in true move-in condition and in brief comprises; welcoming entrance hallway with built-in storage cupboards, light and spacious twin-windowed with double-glazing reception room, contemporary fitted kitchen with ample space for dining table/chairs and door providing direct access to the fully enclosed private decked garden, spacious double bedroom quietly situated to the rear with fitted wardrobes, a modern bathroom incorporating a three-piece suite and shower over bath. The property also benefits from underfloor heating in tiled rooms.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and washing machine.

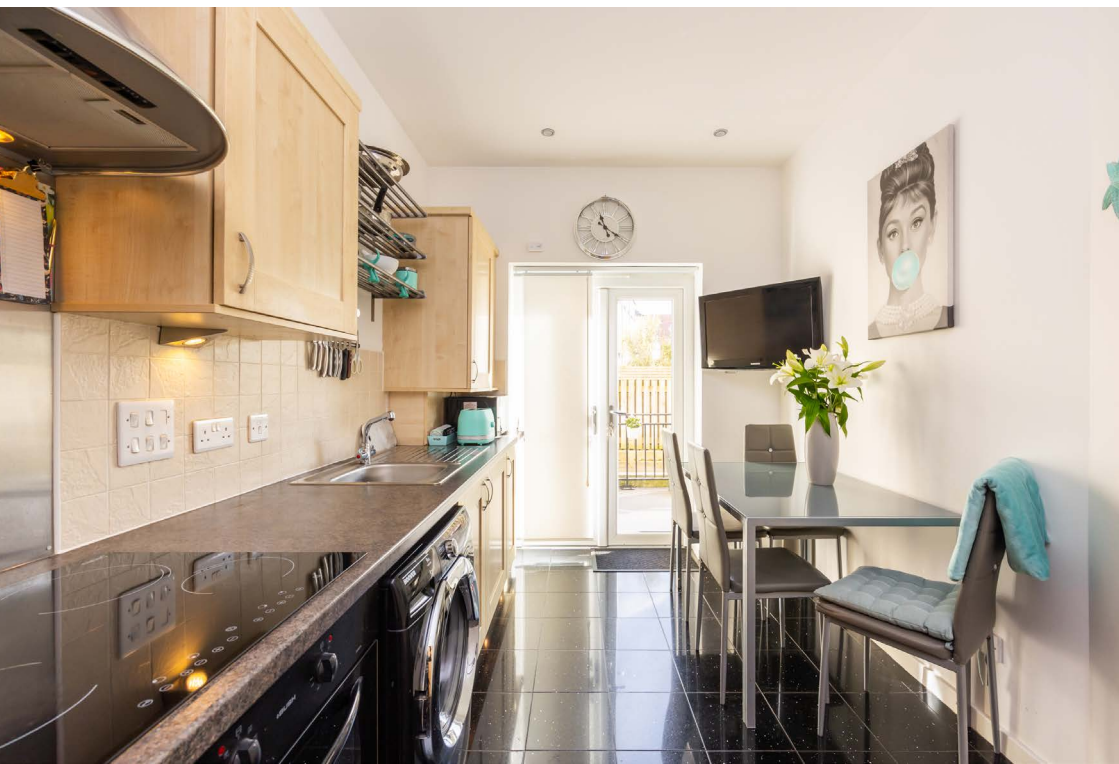
Gardens and Parking

The property has a private fully enclosed decked garden to the rear which pleasantly overlooks the communal grounds. For the car owner, there is residents underground parking together with ample on-street parking available.

A factoring fee is payable to James Gibb for the upkeep of the communal areas which is approximately £100 per month.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

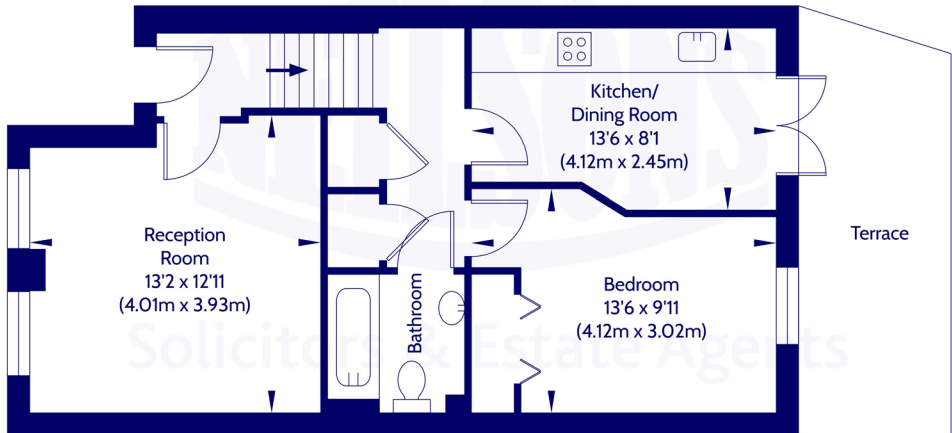
Newhaven lies to the north of Edinburgh city centre on the shore of the Firth of Forth. Once a thriving fishing village, this picturesque district is now a popular neighbourhood with excellent local amenities and superb transport links by tram or bus to the city centre, airport and surrounding areas. Just moment's walk from the harbour, this superb property is conveniently placed for an array of amenities including David Lloyd Leisure Centre and Asda supermarket. Close by, the Ocean Terminal offers high street named shops, restaurants and a multi-screen cinema, with further investment and development passed by the council planning department this year. The popular restaurants at Newhaven Harbour offer everything from take away to fine dining with a selection of highly regarded coffee shops and cafes also available within easy walking distance. Local schools are available from nursery to secondary level within easy walking distance.





Approx. Gross Internal Floor Area 49 Sq M / 531 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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