

8/7 Bathfield

Newhaven, Edinburgh, EH6 4ED

VMH ESTATE AGENTS







Bright and stylish top-floor flat, ideally located and presented in excellent move-in condition.

- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Bright & well proportioned
- Ideal for a first time buyer
- Presented in move-in condition
- Secure entryphone system
- Loft storage
- Gas central heating & double glazing

Offers Over: **£165,000**

B | C | Freehold

Further information can be found in the home report.

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About the Property

Situated on a quiet no-through road just off Lindsay Road, this bright and well-presented top-floor flat offers stylish, ready-to-move-in accommodation and would make an ideal purchase for a first-time buyer or buy-to-let investor.

The accommodation comprises an entrance hallway with loft access, a spacious sitting room, a modern fitted kitchen with integrated appliances and a well-proportioned double bedroom with fitted wardrobe.

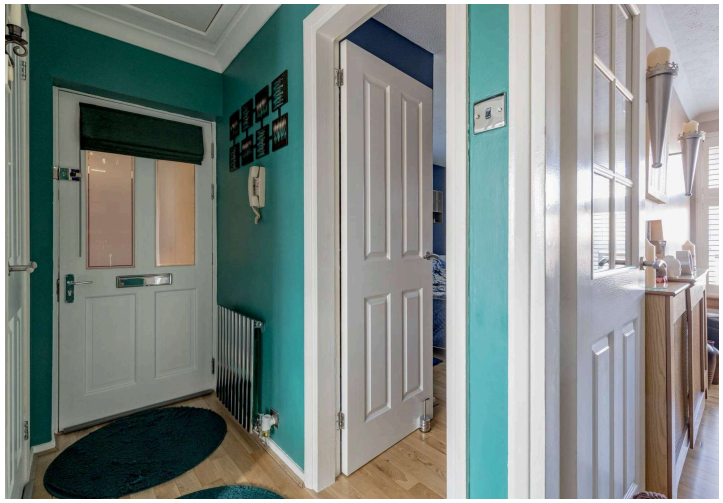
Completing the accommodation is a contemporary shower room fitted with a three-piece suite. Further benefits include gas central heating and double glazing.

Extras

To include all carpets, fitted floor coverings, curtains, curtain rails & blinds in addition to the white goods within the kitchen - oven, hob, cooker hood, washing machine, fridge/freezer & microwave.







Floor Plan

8 Flat 7 Bathfield, Edinburgh, Midlothian, EH6 4ED



Third Floor

Flat - Approx. Gross Internal Area - 441 Sq Ft - 40.97 Sq M

For identification only. Not to scale. © SquareFoot 2026

Location

Newhaven is an established residential area north of the city centre. There are fantastic local amenities including a 24-hour ASDA and Ocean Terminal, with high-street stores and restaurants, a multi-screen cinema and a 24-hour gym just a short drive away. Leith is also close by and offers a wide range of shops, bars, and restaurants. For recreational facilities there is the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. Delightful walks can be enjoyed along Newhaven's waterfront extending to Granton and towards Cramond Beach. There are excellent bus services to and from the city centre and the tramline provides direct links to the airport via the city.



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