GILSONGRAY

LAW • PROPERTY • FINANCE



56/2 NEWHAVEN PLACE

Leith, Edinburgh, EH6 4TG

1	2	2
Public Room	Bedroom	Bathroom

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Enjoying a convenient Leith address close to the waterfront, local amenities and excellent links into the city centre, this well-presented second-floor flat is an appealing choice for first-time buyers, professionals and investors. Set within a modern development, the home opens to an entrance hall with storage and a bright, generous living/dining room. The separate fitted kitchen is well appointed, while two comfortable, well-proportioned bedrooms are served by a modern bathroom. Double glazing, communal garden grounds and unallocated residents' parking add further practical appeal.

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

CLICK HERE
TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE





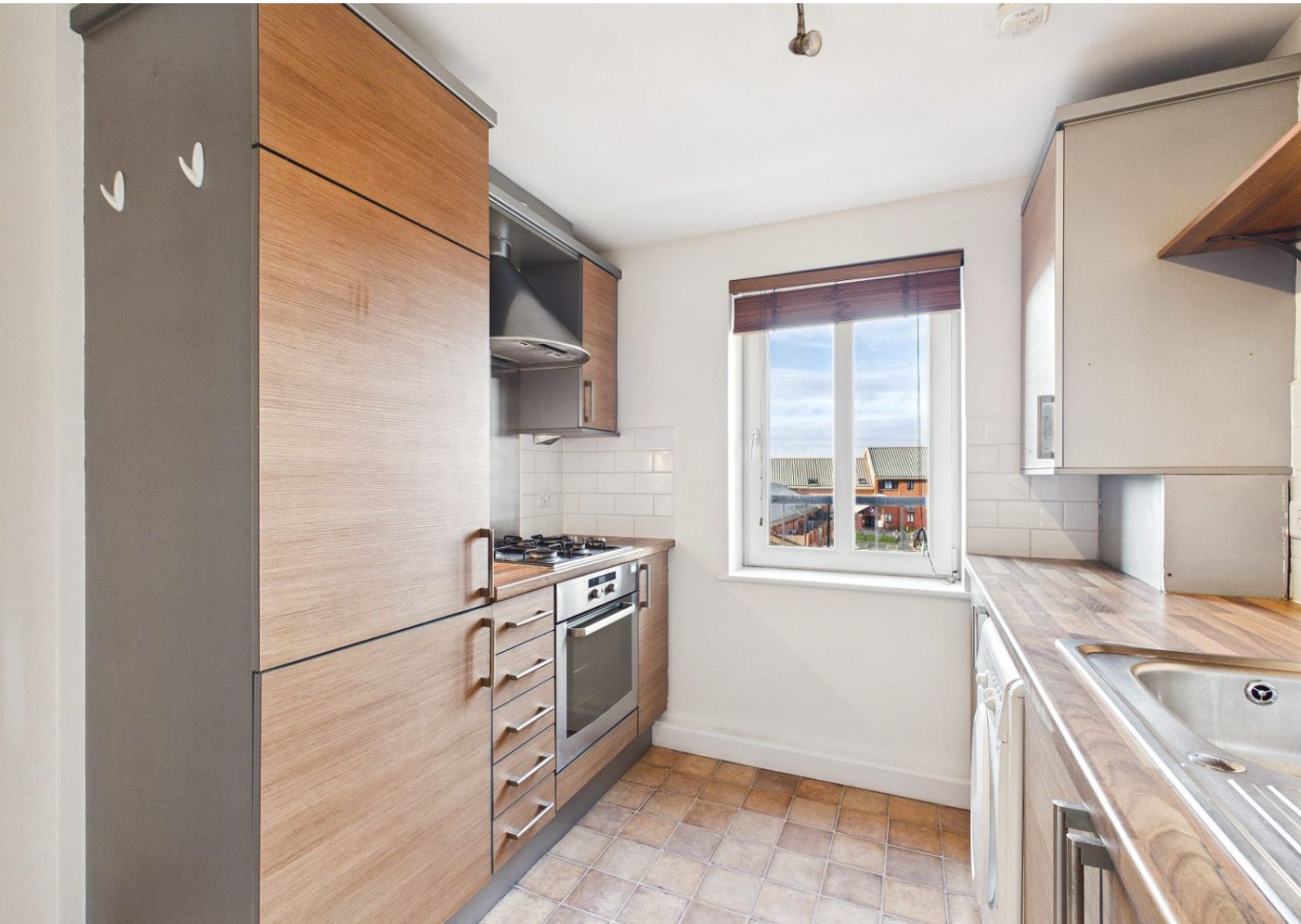






FEATURES

- Well-presented second-floor flat in Leith
- Part of a modern residential development
- Secure phone entry and shared stairwell
- Entrance hall with storage
- Bright, generous living/dining room
- Separate fitted kitchen
- Main bedroom with en-suite and wardrobe
- Versatile second double bedroom
- Modern family bathroom
- Two Julliette balconies
- Communal garden grounds
- Unallocated residents' parking
- Factor James Gibb: approx £450 per quarter









THE BEDROOMS
& BATHROOMS



LEITH, EDINBURGH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.





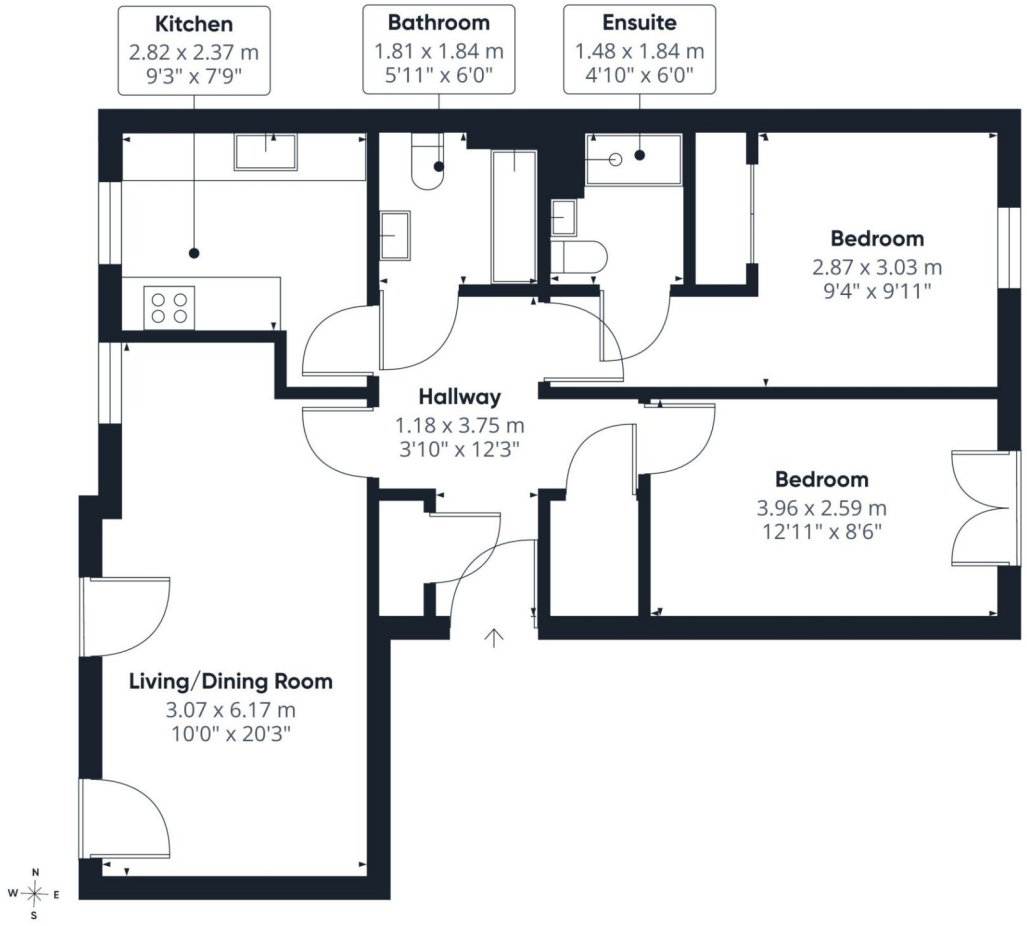


VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC RATING
B

COUNCIL TAX BAND
E

FLOORPLAN



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Approximate total area(1)
64.2 m²
691 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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