

# 10 Newhaven Main Street

NEWHAVEN, EDINBURGH, EH6 4TA



*MAIN DOOR FLAT WITH  
PATIO GARDEN*



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Part Exchange available! McEwan Fraser is delighted to present this attractive ground-floor main-door flat to the market. The property is situated in the attractive Newhaven conservation area and enjoys easy access to Leith and the city centre via the new extension to the tramline. The property benefits from gas central heating and an enclosed patio garden.

Internally, the property is neutrally decorated and presented in good order. Entering the property, you will find a vestibule that opens into a central hallway with integrated storage.

The accommodation is focused on a bright and spacious dual-aspect living room with plenty of space for a full range of furniture including a dining table. The adjacent kitchen is fitted with modern shaker-style base and wall-mounted units and a mix of integrated and free-standing appliances including a cooker, hood, dishwasher, fridge freezer, and washing machine.

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**The Kitchen**





Bedroom one is a generous double with laminate flooring a space for a range of bedroom furniture. Bedroom two overlooks the rear of the property and also boasts laminate flooring. The bathroom with 3 piece white suite with a shower over the bath and a window to the rear completes the accommodation.

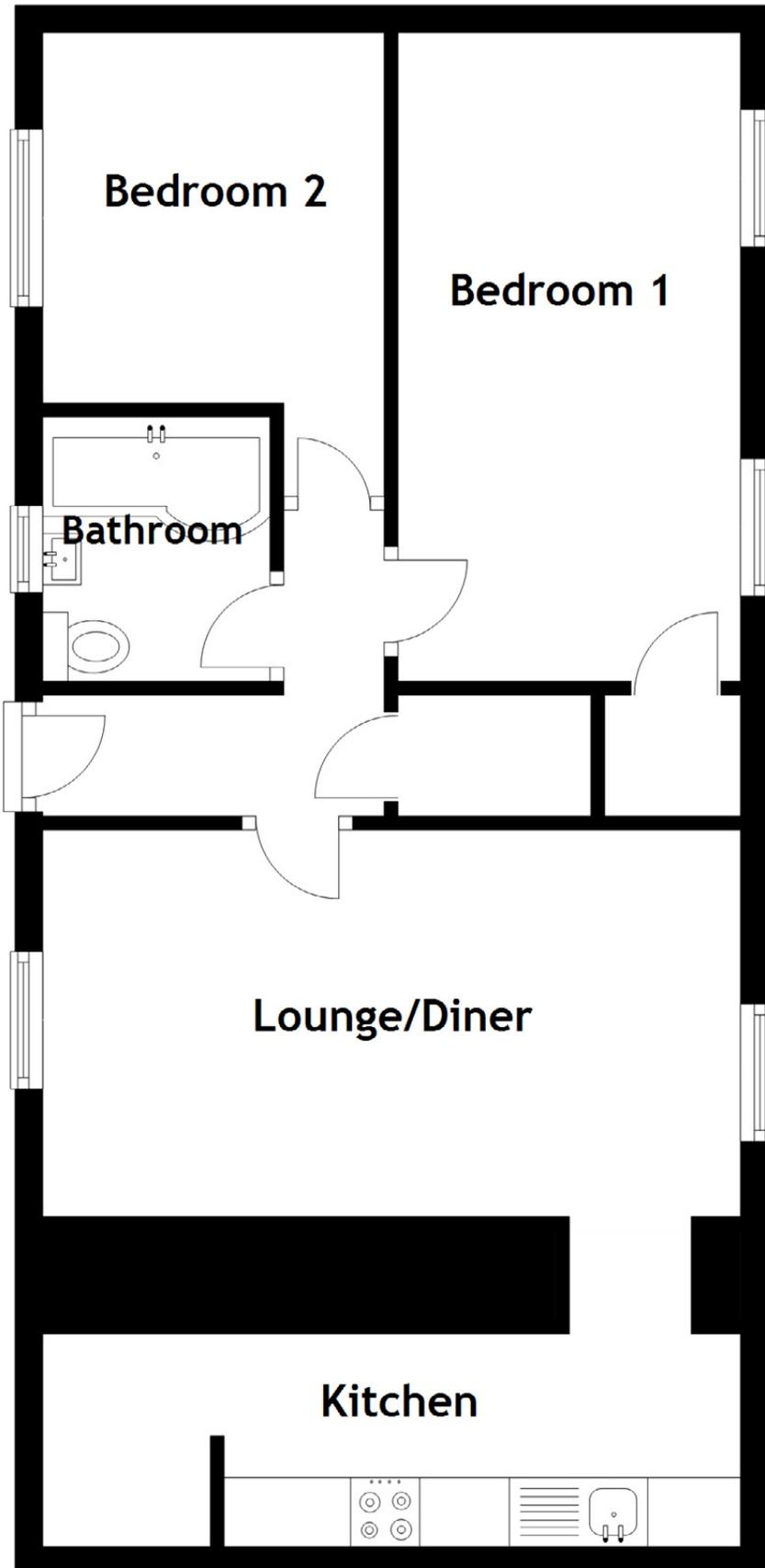




BEDROOM 2



# Ground Floor



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	5.10m (16'9") x 2.81m (9'3")
Kitchen	5.04m (16'7") x 1.55m (5'1")
Bedroom 1	4.72m (15'6") x 2.48m (8'1")
Bedroom 2	3.38m (11'1") x 2.47m (8'1")
Bathroom	1.92m (6'4") x 1.64m (5'5")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: D



Externally there is a shared patio garden to the rear, shared with only 1 other property and there is a shed that will remain. Early internal viewing is essential to appreciate this lovely, bright, and spacious flat.







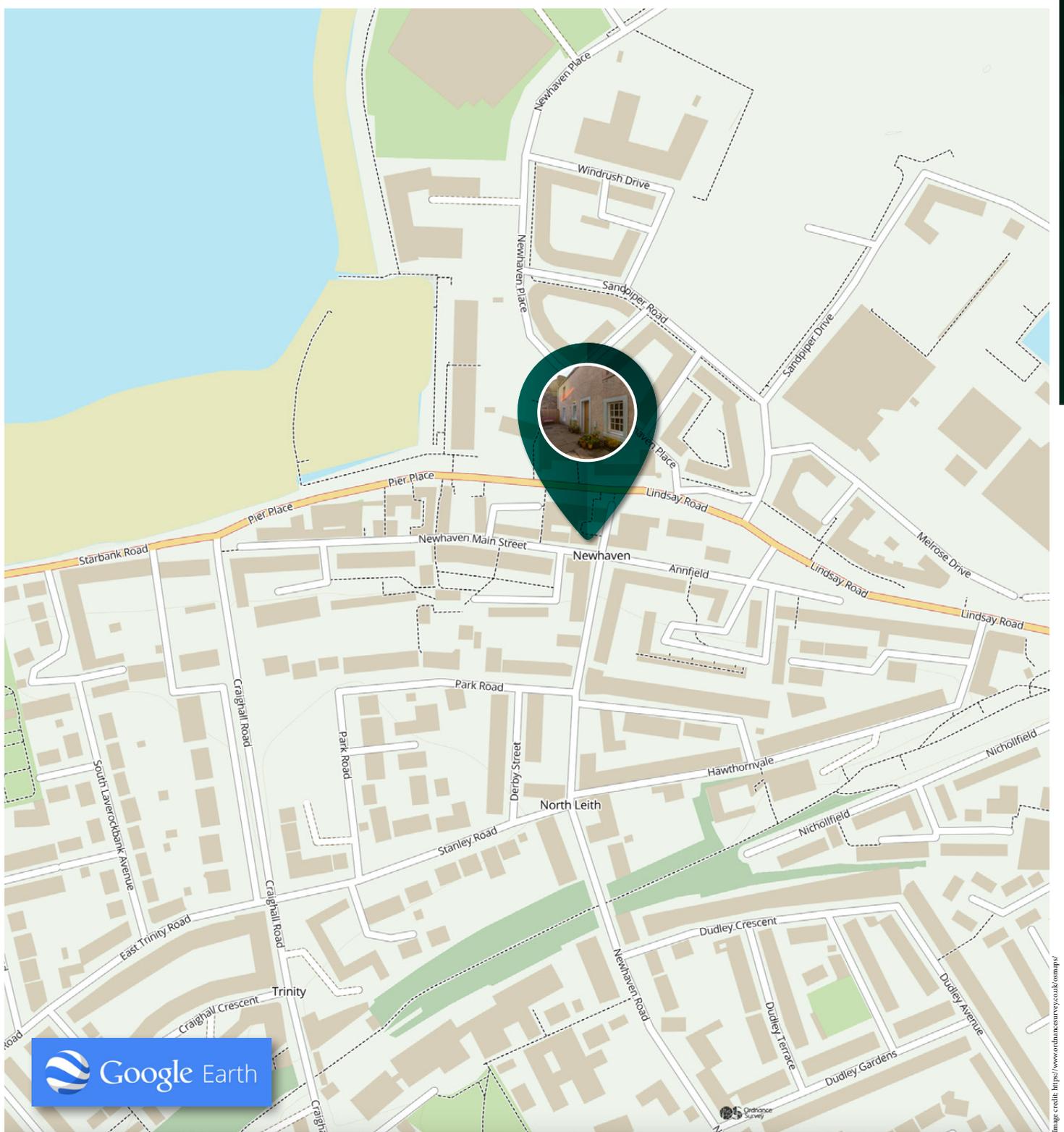
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Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat in close proximity to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city centre.

Lighthouse Park awaits at the end of the harbour, treating visitors to breath-taking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A few moments away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

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# McEwan Fraser Legal

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