



Newhaven

48 Newhaven Main Street
EH6 4TD



Terraced House

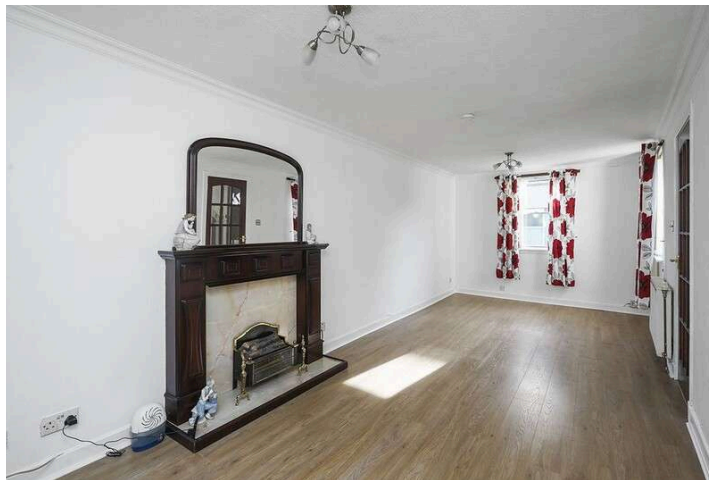
OFFERS OVER £325,000

- Hall
- Livingroom
- Kitchen
- 3 bedrooms
- Modern shower room
- Gas central heating
- Private enclosed rear garden
- On Street parking
- Excellent storage
- Close to Newhaven Harbour



Viewing - by appointment please call
Solicitors 0131 253 2379



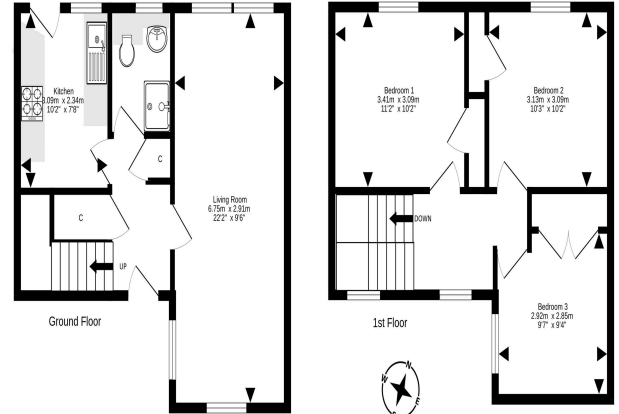






This mid-terraced house is situated within the Conservation area of Newhaven (formerly known as New Haven or Our Lady's Port of Grace). Newhaven established itself as a significant harbour for freight and passenger shipping and was also a busy fishing port. The physical appearance of the area has been redeveloped over the years, but the village has also retained much of the original layout. The Ocean Terminal can be accessed easily and offers a range of High Street stores, gym, multi-screen cinema and restaurants. A good choice of public transport is available to the City Centre and surrounding areas in addition to the new tram service. There are many recreational facilities close-by which include Newhaven Harbour, Victoria Park and the Water of Leith Walkway and cycle path. The Cosmopolitan area of The Shore is also close-by and offers a fine selection of restaurants, bistros, and bars.

The property opens on to a hallway with stairs to the upper floor and two handy storage cupboards housing the meters and shelving. The bright living room has windows to both the front and rear overlooking the garden, fireplace with electric fire and plain cornice. The partially tiled kitchen gives access to the rear garden and offers wall and base units with work surfaces, sink unit, cooker hood, slot in electric cooker, washing machine and a fridge freezer which are to be included in the sale. The modern shower room benefits from splashboard walls, heated towel rail, wash hand basin set within a vanity unit and a WC with concealed cistern. Upstairs the bright landing gives access



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with MapInfo 12.0.23

to three good-sized bedrooms all which feature fitted cupboards/wardrobes.

There is a private enclosed rear courtyard garden with storage box to be included in the sale. From the rear garden you have access to a gated vennel which gives residents access to the front and back streets. The property benefits further from gas central heating and unrestricted on street parking.

EXTRAS

To be sold as seen

OFFERS

Offers Over £325,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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