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Solicitors, Notaries Public
and
Estate Agents

3 NEW LANE
EDINBURGH
EH6 4JD



This is a newly renovated two-bedroom first-floor maisonette apartment in Edinburgh's historic and coastal Newhaven. In pristine turn-key condition and boasting a spacious interior with an abundance of natural light, it will appeal to a variety of purchasers.

The welcoming hallway of this tastefully refurbished property leads you into a light-filled east and west aspect kitchen and dining living room. With a west-facing private balcony to the front, this is a wonderful place to relax and entertain. A neutral décor provides an appealing backdrop to a newly fitted modern kitchen that features sleek gloss white worktops, wall and floor units, and matt black hardware complemented by an integrated hob, extractor hood, and oven. The contrasting flooring, herringbone in the kitchen and carpeting in the dining living room create an appealing aesthetic between the two spaces. From here there are two generous and bright east-facing carpeted double bedrooms. Each shares access to a contemporary bathroom with a wall-mounted shower over a bath, WC, and washbasin. The property has access to a shared grass area (drying green) to the rear.

Residents benefit from convenient on-street parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- First-floor maisonette apartment
- Spacious dual-aspect kitchen dining living room
- Stylish modern kitchen with west-facing balcony
- Two double bedrooms
- Contemporary bathroom
- Electric heating
- Double glazing
- On-street parking

Area

Lying two miles north of Edinburgh city centre on the Firth of Forth, coastal Newhaven is a sought-after residential location featuring a historic harbour, excellent transport links, and a variety of amenities. Bustling bars and restaurants can be found at the waterfront including The Harbour Inn and Porto and Fi's while Ocean Terminal just a short drive away boasts casual dining choices along with a VUE Cinema, high street stores, and a PureGym. Leith's fashionable Shore with its renowned restaurants and bars is within easy reach. There is an array of leisure activities in the vicinity including those at David Lloyd Newhaven and at Victoria Park which has tennis courts and a bowling green. Local schooling is provided for across primary and secondary with private options accessible. Daily shopping needs are met by a 24-hour ASDA, as well as a Sainsbury's Local on Craighall Road. Transport links include regular bus and tram services providing a swift route to Leith and the city centre.

EPC Rating: D

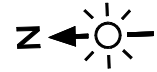
Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

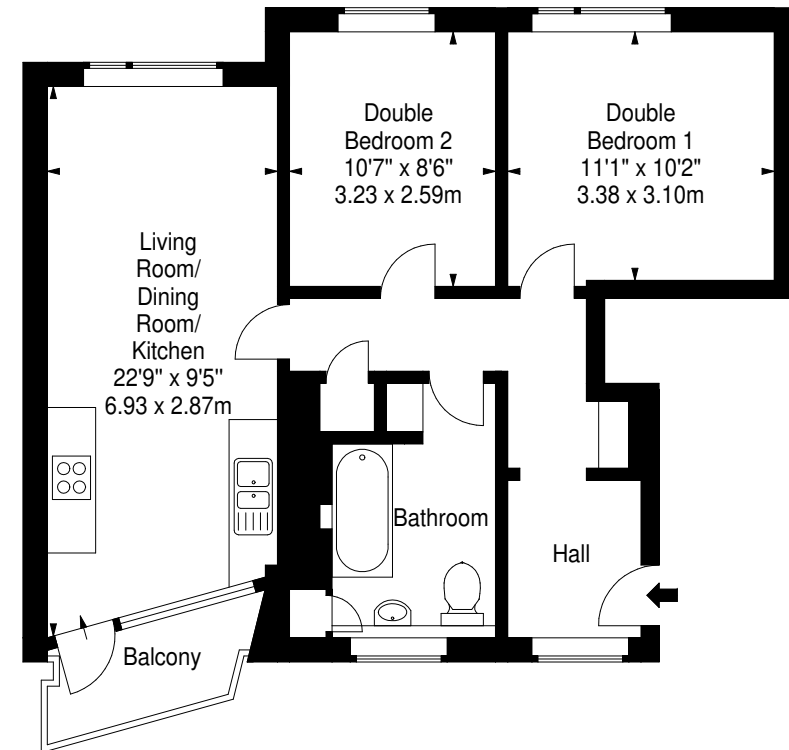
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**New Lane,
Edinburgh, EH6 4JD**



Approx. Gross Internal Area
618 Sq Ft - 57.41 Sq M
For identification only. Not to scale.
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First Floor

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