

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents



3A NEW LANE
EDINBURGH,
EH6 4JD

Perfect for a first-time buyer or investor, this is a tastefully renovated, bright, and comfortable one-bedroom maisonette apartment in sought-after Newhaven.

From an inviting shared entrance vestibule, carpeted stairs take you to the hallway of this stylish second-floor home and into an impressive east-facing open kitchen and dining living room. L-shaped in design, the modern kitchen maximises upon the space and boasts sleek gloss white wall and floor units and worktops, with striking 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 a natural divide between the two spaces. At the end of the hallway, there is a light-filled carpeted double bedroom with ample room for freestanding furniture. Completing the accommodation is a well-appointed and sizeable bathroom with a WC, washbasin, and bath featuring a wall-mounted shower. 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

- Second-floor maisonette apartment
- Spacious east-facing kitchen dining living room
- Well-appointed kitchen
- Bright double bedroom
- Generous modern 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. 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: E

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.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

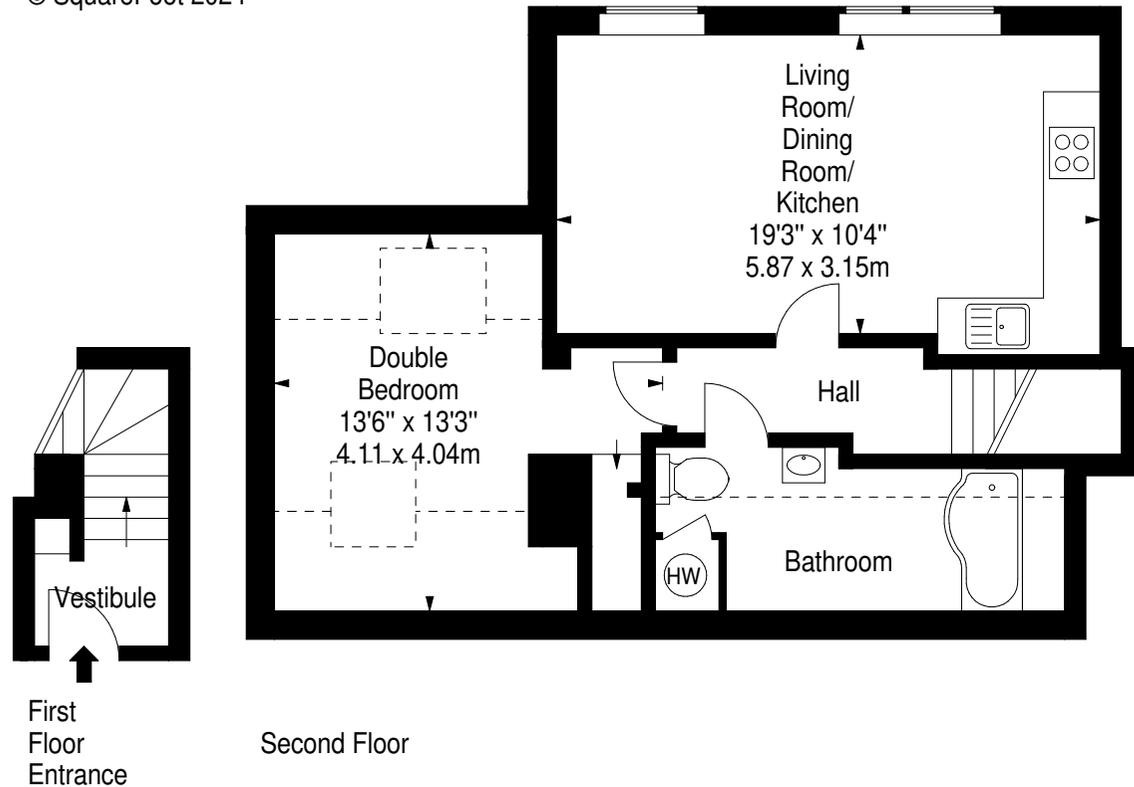
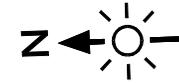




New Lane, Edinburgh, EH6 4JD



Approx. Gross Internal Area
558 Sq Ft - 51.84 Sq M
For identification only. Not to scale.
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