



52/3 Hawthornvale
Edinburgh, EH6 4JS

Hallway
Living Room
Kitchen
3 Bedrooms
Family Bathroom
Beautiful Panoramic Views
Double Glazing
Communal Garden
On-street parking
EPC: D
Council tax band: C

Set on the second floor of a traditional building in Newhaven, this three bedroom flat enjoys bright and spacious accommodation with exceptional views of Edinburgh Castle and Arthur's seat. The flat is naturally warm, but also boasts double glazing and electric storage heating, ensuring a comfortable and ambient living environment all year round. The property welcomes modernisation in select areas, allowing for the exciting opportunity to set the style and standards of the home to your own liking.

The property comprises; welcoming entrance hallway with generously deep storage room and further shelved cupboard. Bright and spacious lounge with stripped floorboards, Edinburgh press cupboard, boiler cupboard and large sash window boasting fantastic views of Edinburgh Castle and Arthur's Seat. Kitchen with base and wall-mounted units, hosting space for cooker and fridge. Generously proportioned master bedroom with Edinburgh press cupboard, which could also act as a dining room. Second double bedroom of good size. Third bedroom is a bright and airy single and could also make a great home office or nursery. Three-piece bathroom suite with bath, WC and wash basin.

Externally, the flat enjoys access to a large shared rear garden, while parking on Hawthornvale is conveniently unrestricted.

Lying approximately two miles northeast of Edinburgh, and nestled between Trinity and Leith, is the desirable district of Newhaven. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multi-screen cinema and a 24-hour gym. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The nearest tram stop is a stone's throw away in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.







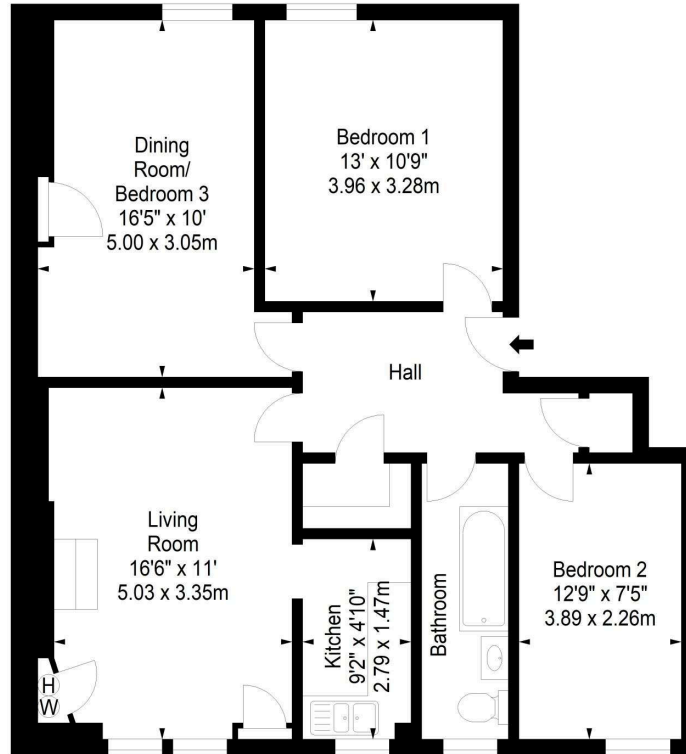




Hawthornvale,
Edinburgh,
Midlothian, EH6 4JS



Approx. Gross Internal Area
837 Sq Ft - 77.76 Sq M
For identification only. Not to scale.
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Second Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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