

Highly desirable second floor flat

Well situated within the popular Newhaven area of Edinburgh

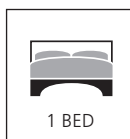


33 (2F2) Prince Regent Street

Newhaven, Edinburgh, EH6 4AR



Scan Here!



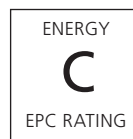
1 BED



1 SHOWER



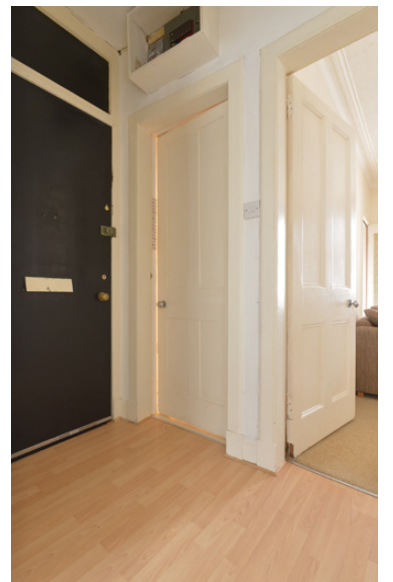
ON STREET



ENERGY

C

EPC RATING



NEWHAVEN *Edinburgh*

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

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.

A number of open air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.





33 (2F2) PRINCE REGENT STREET

Newhaven, Edinburgh

An excellent opportunity has arisen to acquire this highly desirable one bedroom second floor flat, well situated within the popular Newhaven area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; an entrance hallway including two large storage cupboards, one of which is shelved, a bright and spacious lounge, leading onto to modern, fully tiled kitchen, a spacious double bedroom including two built-in wardrobes,

two over-head storage cupboards and a storage cupboard housing the boiler and a three piece, fully tiled shower-room, benefiting from a heated towel rail, mirrored medicine cabinet and an extractor fan.

This property also benefits from; secure door entry system, high ceilings, gas central heating, single glazed sash & case windows, a communal rear drying green, accessed via the stairway and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.

“...this accommodation is in excellent decorative order...”



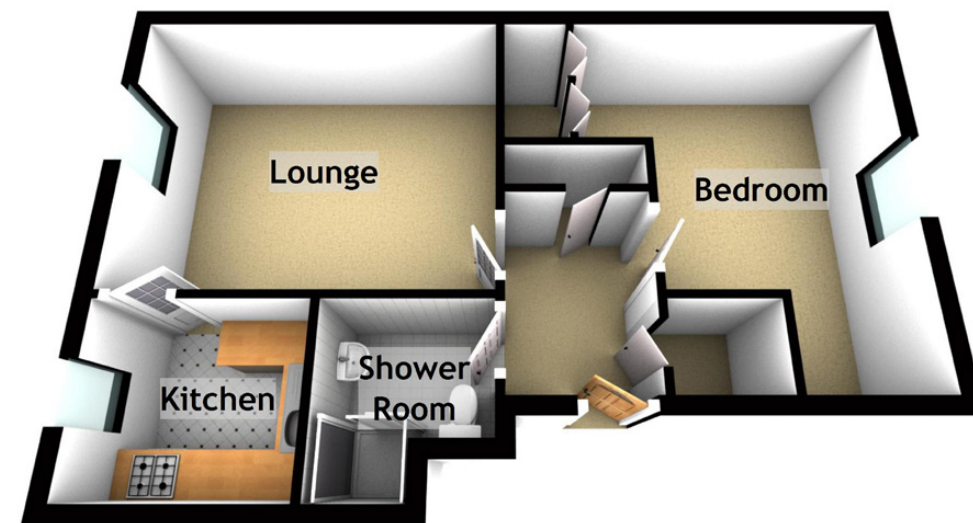


BEDROOM & SHOWER ROOM



THE SPECIFICATIONS

Floor Plan and Dimensions



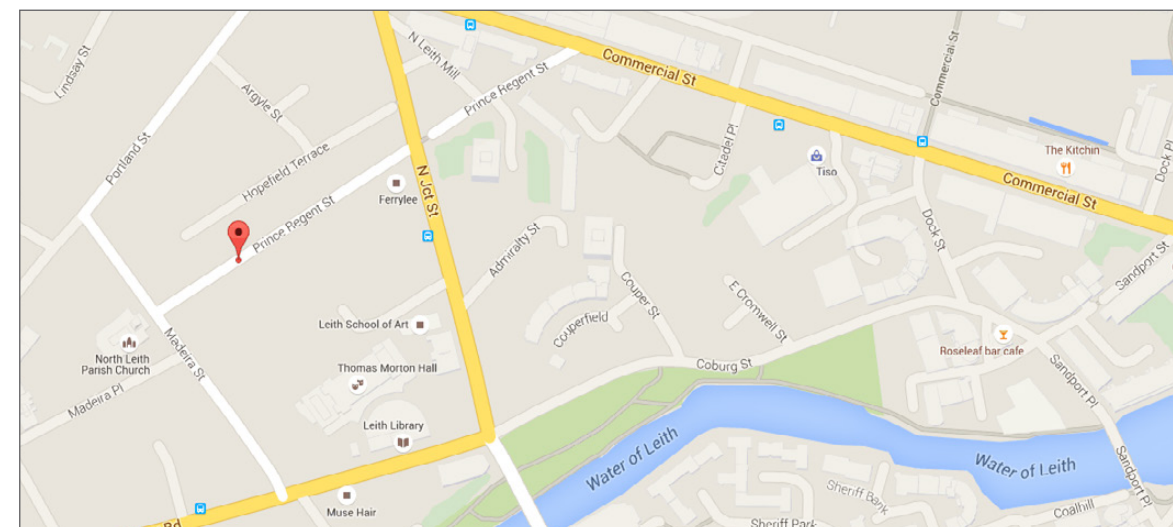
Approximate Dimensions
(Taken from the widest point)

Lounge	4.17m (13'8") x 3.36m (11')
Kitchen	2.26m (7'5") x 2.00m (6'7")
Bedroom	4.45m (14'7") x 3.88m (12'9")
Shower Room	1.92m (6'4") x 1.71m (5'7")

Gross internal floor area (m²) - 44m²

Extras
(Included in the sale)

Sold fully furnished, including; two piece couch, electric 4 hob/double oven, washing machine, fridge, double bed and all blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Photographer



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