



16/4 Great Michael Rise Newhaven, Edinburgh EH6 4JB



2



1



1

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

Quietly situated in Newhaven, within easy reach of excellent amenities, scenic outdoor space, including the waterfront, and transport links to the city centre, this two-bedroom second-floor flat is sure to appeal to a wider range of buyers, first-time buyers, city professionals, or rental investors. The sunny accommodation includes a double-aspect reception room with a balcony, a modern integrated kitchen, and a three-piece shower room with a towel warmer. Additionally, the development offers buyers a private store, shared gardens, and ample on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances including oven, hob, fridge freezer, washing machine, dishwasher, tumble dryer, extractor, and microwave, bedroom Wardrobe, shoe cabinet & satellite TV hookup.

Features

- Second-floor flat in Newhaven
- Part of a modern development
- Central hall with storage
- Sunny living/dining room with balcony
- Well-appointed galley-style kitchen
- Main bedroom with a wardrobe
- Versatile second bedroom
- Shower room with towel warmer
- Communal gardens
- Private ground-floor store
- On-street parking
- Gas central heating and double glazing









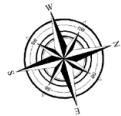
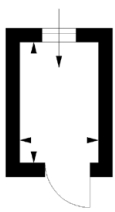
Floorplan



Store

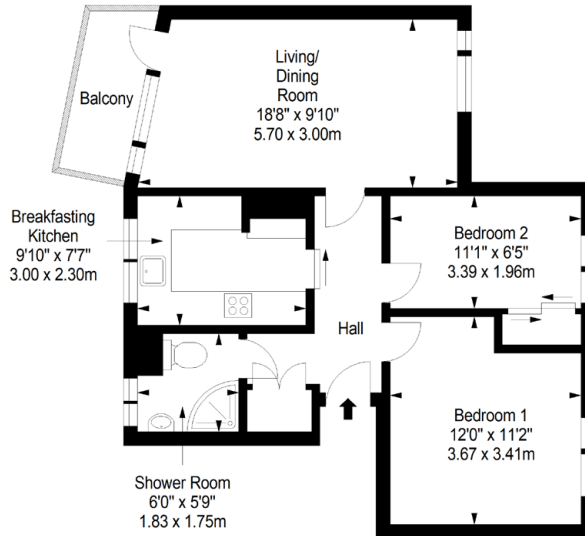
Approx. 3.0 sq. metres (32.3 sq. feet)

Store
7'1" x 4'6"
2.15 x 1.37m



Second Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 54.0 sq. metres (581.3 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



EPC Rating - C | Council tax band - B | Home report Value - £205,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.