



36/5 Hawthornvale
Newhaven, Edinburgh
EH6 4JN



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more information:

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Summary

Welcome to a traditional one-bedroom second-floor flat in Newhaven, which offers easy access to the harbour and shorefront, as well as superb amenities and transport links, including a nearby tramline to the city centre and airport. Along with its desirable location, this south-facing home enjoys bright, airy interiors enhanced by neutral décor, offering an excellent opportunity for modernisation to realise its full potential. It offers a sociable open-plan reception room and a large double bedroom, both offering lovely leafy views from its elevated position. The flat further benefits from a three-piece shower room, good storage, and a beautiful shared garden.

Extras: all fitted floor and window coverings, light fittings, and a washing machine to be included in the sale.

Features

- Second-floor flat with light and airy interiors
- Part of a traditional tenement building
- Desirable location in popular Newhaven
- Exciting opportunity for modernisation
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- Bright and spacious double bedroom
- Shower room with three-piece suite
- Carefully maintained communal garden
- Set within a priority parking area (B2)
- Gas central heating and double glazing

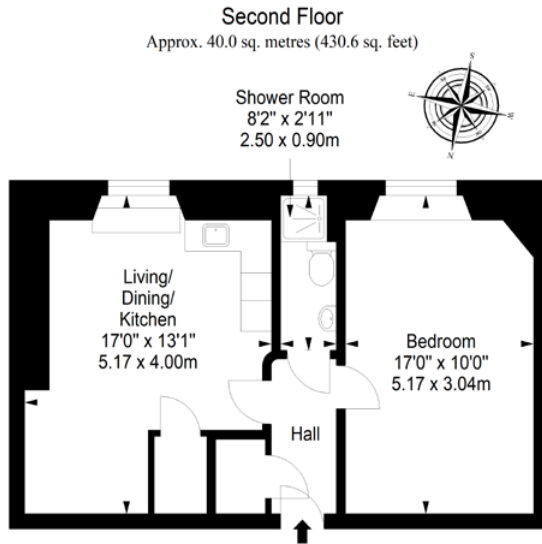








Floorplan



Total area: approx. 40.0 sq. metres (430.6 sq. feet)



Price & Viewings

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

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

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Glasgow

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EPC Rating - C | Council tax band - B | Home report Value - £155,000

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