

3A NEW LANE
NEWHAVEN, EDINBURGH, EH6 4JD

CURRAN & CO
PROPERTY



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OFFERS OVER £200,000



'Situated a short walking distance from the trendy waterfront and with excellent links into the city centre, this spacious property is finished to an exceptionally high standard throughout'

- Grade B Listed Building on Quiet Street
- Living / Dining / Kitchen
- Two Double Bedrooms
- Spacious Bathroom
- Electric Heating System & Double Glazing
- Private Balcony
- Newly Renovated Throughout
- Unrestricted Street Parking



Description

3A New Lane is a newly refurbished two bedroom main door, first floor flat which forms part of a Grade B listed building in sought-after Newhaven. Situated a short walking distance from the trendy waterfront and with excellent links into the city centre, this bright and spacious property is finished to an exceptionally high standard throughout.

Entered via an external staircase shared with 3B, the accommodation comprises: hall with solid wood topped storage unit and cupboard; open plan living room/kitchen with ample space for a dining area, base and wall-mounted units, integrated electric oven, ceramic hob, stainless steel splashback and extractor hood fitted with spotlights,

and private balcony accessed from the kitchen; two spacious double bedrooms situated to the rear of the property; and contemporary bathroom with solid wood shelving, fitted storage cupboard and shower over the bath.

Further benefits of this property include brand new electric radiators throughout and double glazed windows.

Externally there is a shared drying green to the rear of the building, and unrestricted on-street parking to the front.

Extras

Extras to be included in the sale are all carpets and floorcoverings, and integrated kitchen appliances.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.

EPC Rating

The energy efficiency rating for this property is band E.

Council Tax

This property is subject to council tax band C.

Viewing

Viewing is by appointment. Please contact our office to arrange.





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First Floor
Approximate Floor Area
618 sq. ft
(57.4 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.