

3B NEW LANE  
NEWHAVEN, EDINBURGH, EH6 4JD

CURRAN & CO  
PROPERTY



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OFFERS OVER £175,000



'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
- Open Plan Living / Dining / Kitchen
- Spacious Double Bedroom
- Expansive Bathroom
- Electric Heating System & Double Glazing
- Newly Renovated Throughout
- Unrestricted Street Parking
- Excellent Local Amenities & Transport Links



#### Description

3B New Lane is a newly refurbished one bedroom main door, top 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 3A, the accommodation comprises: entrance vestibule with engineered hard wood flooring, solid wood topped storage unit and carpeted stair leading to the top floor landing; open plan living room/kitchen with ample space for a dining area, base and wall-mounted units, freestanding fridge, integrated

electric oven, ceramic hob, stainless steel splashback and extractor hood; generously proportioned double bedroom with combed ceilings, two Velux windows and useful storage alcove; and expansive, modern bathroom with handheld 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, freestanding fridge, 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.





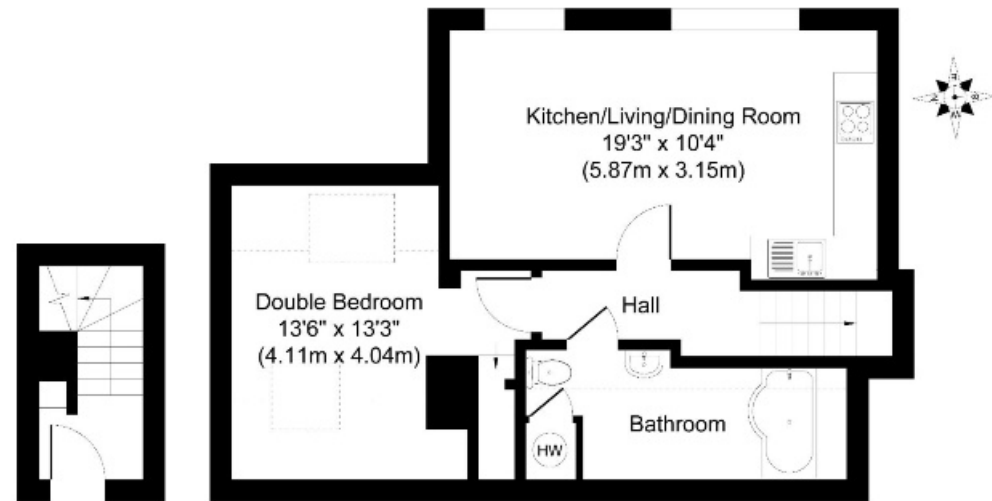
# CURRAN & CO PROPERTY

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**First Floor**  
**Approximate Floor Area**  
**45 sq. ft**  
**(4.2 sq. m)**

**Top (Second) Floor**  
**Approximate Floor Area**  
**515 sq. ft**  
**(47.8 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.