

25 Lindsay Road

NEWHAVEN, EDINBURGH, EH6 4DR



Quirky & characterful two-bed mid-terrace home in vibrant Newhaven – full of charm & just moments from the waterfront



0131 524 9797



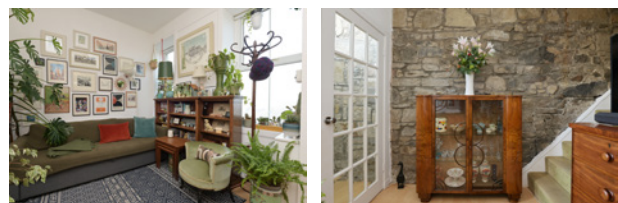
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McEwan Fraser Legal is delighted to present this charming and quirky two-bedroom mid-terraced house in the sought-after coastal area of Newhaven. Full of character and unique features, this delightful home offers a perfect blend of style, comfort, and individuality—ideal for first-time buyers, professionals, or those looking for something a little different.

THE LIVING ROOM



The property welcomes you with a bright and inviting living room, boasting a warm and homely atmosphere, perfect for relaxing or entertaining.

THE KITCHEN



The well-appointed kitchen is full of personality, featuring modern appliances and clever use of space.





Upstairs, you'll find two well-proportioned bedrooms, each offering their own distinctive charm, along with a stylish modern bathroom.

Additional highlights include gas central heating, double glazing, and excellent storage throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



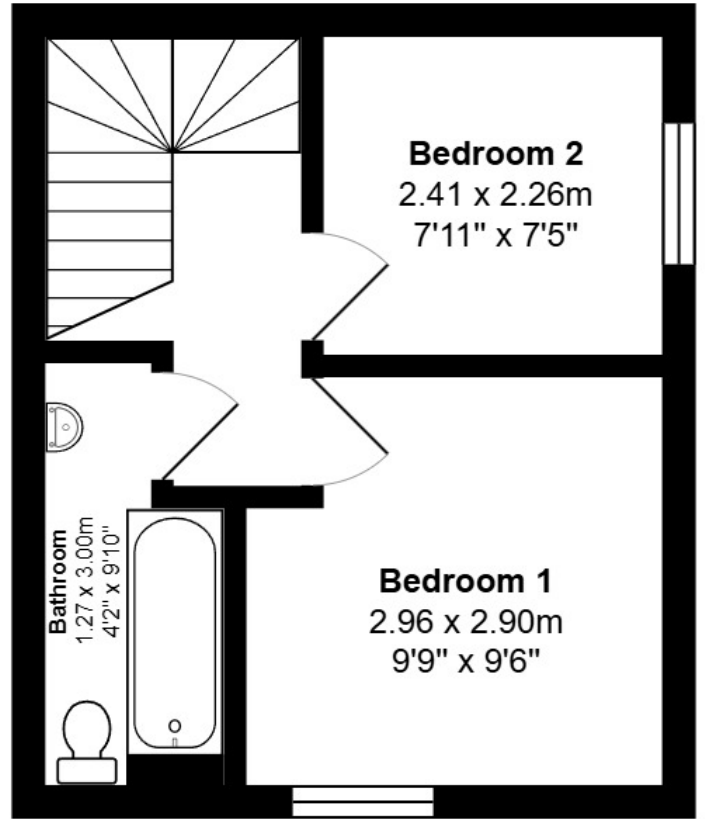
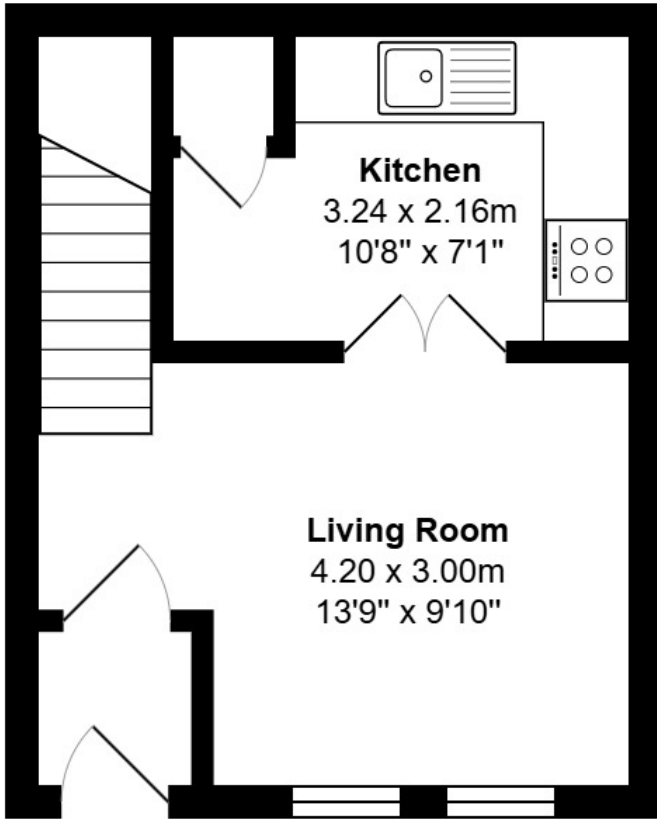
Located in the heart of Newhaven, this unique home is just a short stroll from the scenic waterfront, excellent local cafés, bars, and restaurants, as well as fantastic transport links to Edinburgh city centre.

This quirky and characterful home must be seen to be fully appreciated—early viewing is highly recommended!

EXTERNAL & VIEW

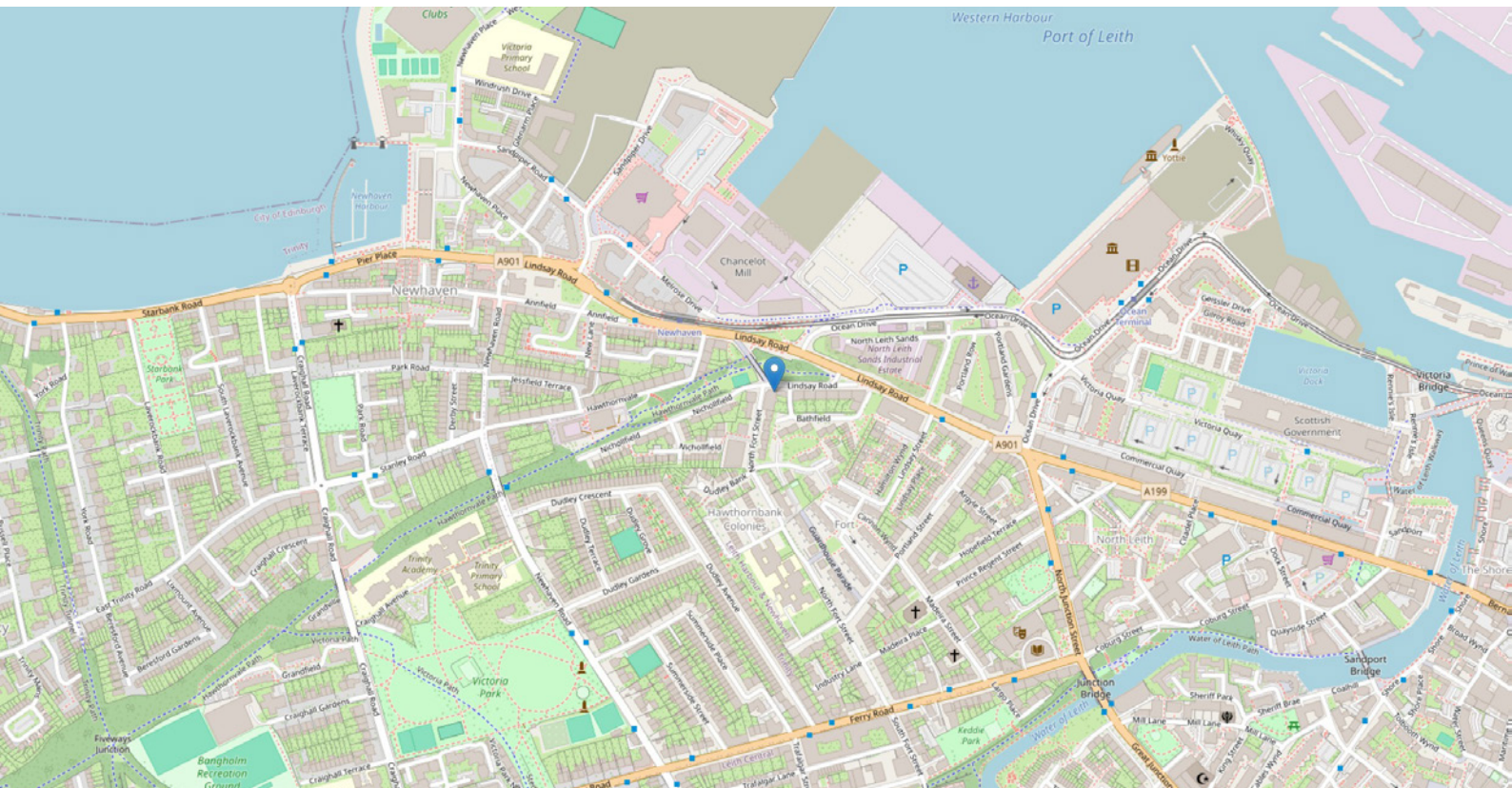


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | EPC Rating: D



THE LOCATION

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 cafes, 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 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 for 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.



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Part
Exchange
Available



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