

# 196/6 Lindsay Road

NEWHAVEN, EDINBURGH, EH6 6ND



*Very well presented two-bedroom flat in Newhaven*



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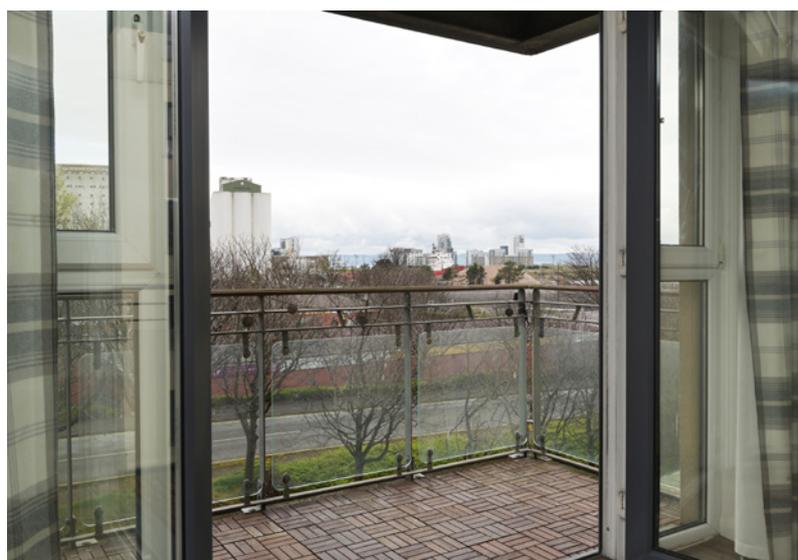
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McEwan Fraser Legal is delighted to present this well-presented second-floor apartment forming part of the desirable Britannia Quay development in the cosmopolitan district of The Shore. Close to excellent amenities and transport links, the apartment has the added benefit of a balcony and allocated parking space within a secure underground car park, and is sure to appeal to a variety of buyers with viewing being highly recommended.

# THE LIVING ROOM/KITCHEN



In true move-in condition, the apartment can be accessed via the lift or common stairs and has a secure entry phone system. The accommodation briefly comprises a welcoming hallway with storage and a utility cupboard, and a bright and airy living room with access to a balcony and open plan to a fitted kitchen with a range of wall and base units with coordinating worktops and integrated appliances.





The master bedroom has built-in wardrobes and an en-suite bathroom, while the second double bedroom also has built-in wardrobes. A partially tiled shower room completes the internal accommodation.

## THE SHOWER ROOM



# BEDROOM 1



built-in wardrobes and  
an en-suite bathroom



# BEDROOM 2

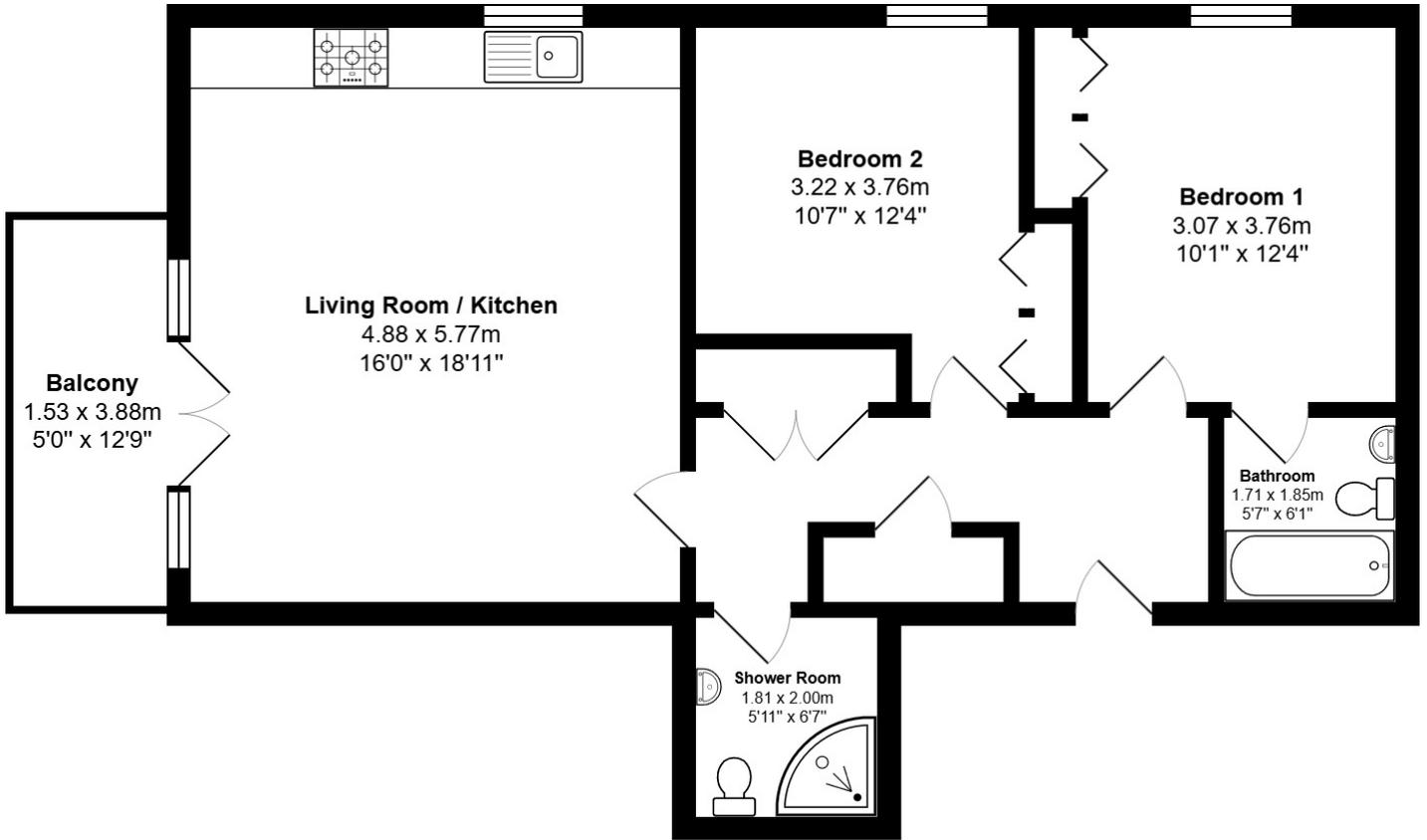


The property further benefits from gas central heating and double glazing. There are well-maintained, landscaped communal grounds located to the rear of the building with seating areas, and an allocated parking space within the secure underground car park, which also contains a secure bike store. The communal areas and gardens are factored by Hacking & Paterson for an initial payment of £400 and a monthly fee of £120. This also includes building insurance.

## EXTERNALS & VIEW

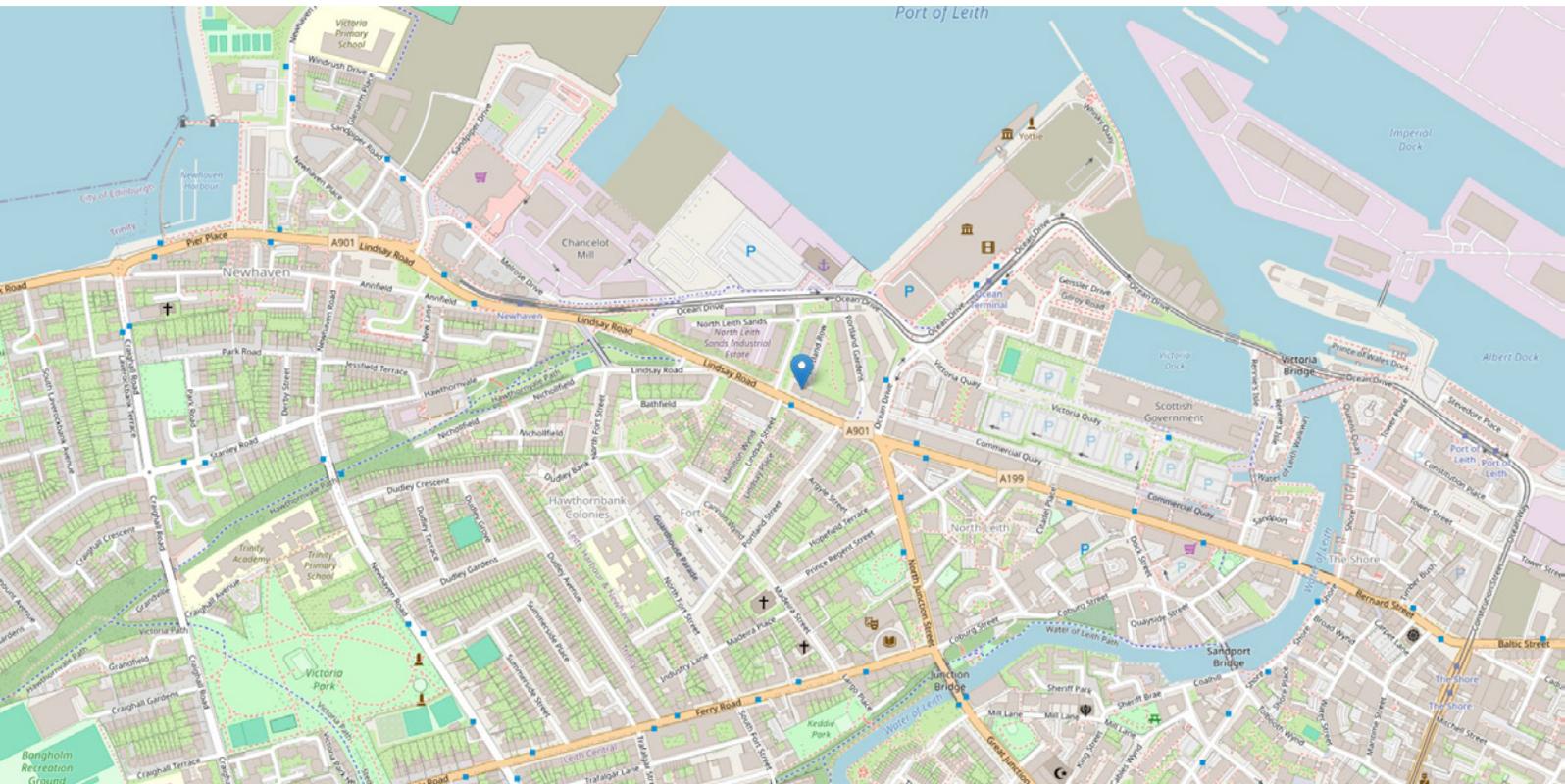


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: B



# 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 cafés 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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