



MONARCH
REAL ESTATE

15/4 North Hillhousefield, Edinburgh EH6 4HU



Fantastic renovation opportunity. This one bedroom first floor flat, boasts great proportions and is situated in the Newhaven area of Leith, close to the harbour and the vibrant 'Shore' district. The property lies within a tranquil cul-de-sac development, with the accommodation arranged around a central hallway. Positioned to the rear with a lovely leafy outlook by way of large picture windows, the lounge offers great proportions with space for dining. Across the hall, is a spacious kitchen, supplemented by a useful pantry. There is a good size double bedroom with deep built-in storage and a bright three-piece bathroom. Gas central heating and double glazing is fitted throughout.

OFFERS OVER £99,000



Please Call us on 07555 0468251

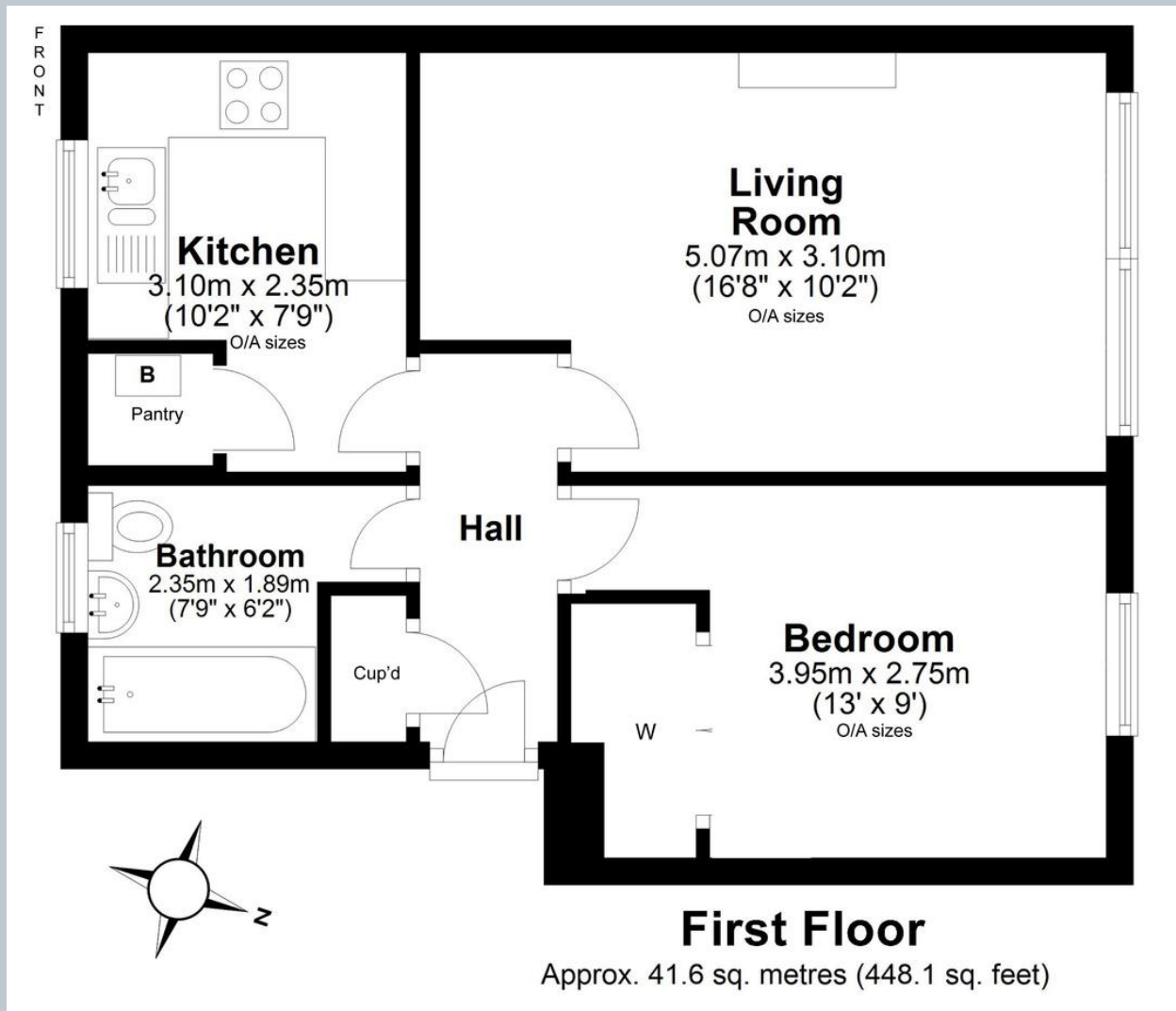


NEWHAVEN

Newhaven is a popular area, located north of the city centre, sitting on the banks of the Firth of Forth and bordering the areas of Trinity and the Shore, Leith. It boasts a picturesque harbour, the renowned Loch Fyne restaurant, Porto & Fi café and the Old Chain Pier bar restaurant. Local amenities, include a nearby 24hr Asda , with additional amenities found at the Shore area and the Ocean Terminal shopping centre with many high street name stores, a Marks and Spencers food hall, a Pure Gym and a Vue Cinema. For the keep-fit enthusiasts, there is also a David Lloyd Fitness Club, and access to the vast Water of Leith cycle path network, via the pretty Victoria Park. The head quarters of the Scottish Office are within walking distance, along with excellent regular bus services, and good access east to the A1 or west to the city bypass and Forth Road Bridge.



Email us: info@monarch-realestate.co.uk



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