



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

14/7 North Hillhousefield

Edinburgh EH6 4HU

# 14/7 North Hillhousefield

This two bedroom third floor flat, lies within walking of the fashionable and vibrant Shore district and pretty Newhaven harbour. Also benefiting from swift access into the city, the flat offers an ideal home for professionals or those hoping to invest in the rental market.

Nestled in a tranquil cul-de-sac development, the flat boasts immaculate internal accommodation and welcomes you into an inviting hallway. The generous lounge/diner enjoys a lovely leafy outlook over the communal central gardens and offers ample space for lounge and dining furniture. Conveniently leading off the lounge is a fitted kitchen, with a collection of stylish white cabinets, providing excellent storage. A useful pantry provides supplementary storage and there is space a freestanding appliances. Returning to the hall, there are two excellent bedrooms (both with built-in storage) and a tasteful three-piece bathroom, replete with a shower over-bath. In the hall has access to a partially floored loft.

## Property Summary

- Set close to Newhaven harbour & the vibrant 'Shore' area
- Third (top) floor flat
- Spacious lounge/diner
- Stylish kitchen with pantry
- Two generous bedrooms, both with built-in storage
- Bright three-piece bathroom
- Gas central heating & double glazing
- Shared communal grounds
- Residents parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £ 175,000







Lovely two  
bedroom flat,  
close to  
Newhaven  
harbour & the  
'Shore'





VIEW FROM BEDROOMS



Outdoor space; Communal shared garden grounds

Parking: Resident parking areas

Extras: all fitted floor coverings, curtains, light fittings and all kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



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**CHARTERED FIRM**

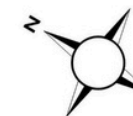
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Third Floor**

Approx. 52.6 sq. metres (566.4 sq. feet)



**Location**



OUTLOOK FROM LOUNGE OVER COMMUNAL CENTRAL GROUNDS

New Housefield lies close to the banks of the Firth or Forth, within the Leith district. The vibrant Shore area, is close by, with its excellent, bars, cafes and Michelin star restaurants. The Scottish Office is based at nearby Commercial Quay a 10 minute walk. Ferry Road itself, offers excellent local amenities, with a post office, chemist and library on your door step. More extensive shopping can be found at the nearby Ocean Terminal, which also houses a Pure gym, Vue Cinema and the Royal Yacht Britannia. An Asda store can be found at Newhaven Harbour, a 10 minute walk. There a number of great parks, including Victoria Park, which the extensive Water Leith cycle path network, runs through. Great transport links, include the tram network which is a 10 minute walk away.