



# Edinburgh

5 WILLOWBANK ROW • EH6 4NH

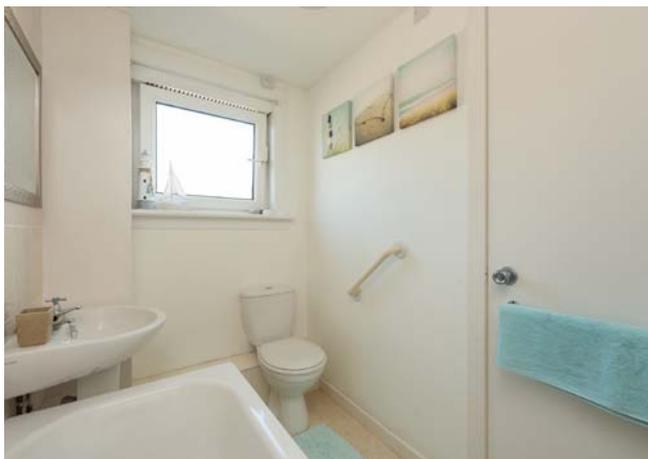


**WILSON  
WARD**

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Excellent opportunity to purchase this attractive mid terraced villa offering well-proportioned accommodation in a small development in Newhaven, close to excellent amenities and good transport links.





## DESCRIPTION

Wilson Ward are pleased to present to the market this attractive mid terraced villa, in the popular Newhaven area of Edinburgh. The property, in a quiet cul-de-sac, has been well maintained and offers beautifully proportioned accommodation in a row of just 8 homes with their own private rear gated access from Newhaven Road. The entrance hall leads to two generous double bedrooms, one with double built-in wardrobes. Both look out over the rear garden and private area. A well appointed bathroom with a three-piece, white suite and over bath power shower. Plus a storage/coat hanging cupboard. The staircase leads to the upper landing area which has a floor to ceiling press and another large cupboard which houses the gas central heating boiler and large areas of shelving. The large dual aspect lounge/dining room is located on this upper level which features wall to wall windows, giving a very light and airy aspect to the living area. There is also a built-in cupboard with shelving. The private rear view looks out on to mature trees and landscaping. The living room door provides access to external stairs leading down to its private garden and patio. The large communal drying/recreational green with mature trees and a private aspect serves the 8 properties and is bordered by a private path that has locked gated access for residents only. The lovely bright, fitted kitchen has ample base and wall units with complementary work surfaces, tiled splash back and a stainless steel single drainer sink. The washing machine, tumble dryer and fridge freezer are all included in the sale. The property benefits from gas central heating and UPVC windows and doors. Car parking is plentiful, well lit, and is directly outside the property. Early viewing is essential to appreciate the accommodation on offer.

## LOCATION

Newhaven is a popular area lying between Leith and Granton. It has access to excellent amenities and shopping facilities with both small local shops and a large Asda supermarket within walking distance. There are also a large variety of excellent restaurants in the same vicinity. Recreational facilities include the nearby Victoria and Inverleith Parks and the Royal Botanical Gardens. Ainslie Park Leisure Centre is close by and there are a number of private health clubs in the vicinity. Newhaven Harbour is a 2 minute walk from the property and Granton Harbour is also close by; as is the historic Water of Leith, with lively Leith Shore a 10 minute walk away. Further amenities can be found ½ mile away at the Ocean Terminal Complex. The seaside of Portobello is just 2.5 miles away. Schooling is well represented in the area at all levels in both the public and private sectors. Victoria Primary School graded Good by Ofsted, is a one minute walk. Trinity Academy is just over ½ mile distance. Access to Edinburgh city centre is 2 miles away by car or via the plentiful and regular bus services. There is a good public transport service throughout the city and easy access to the main motorway and rail networks.

## EXTRAS

The carpets, flooring, light fittings, curtains and blinds are included in the sale together with the washing machine, tumble dryer and fridge freezer. Many items of furniture can also be included if desired.

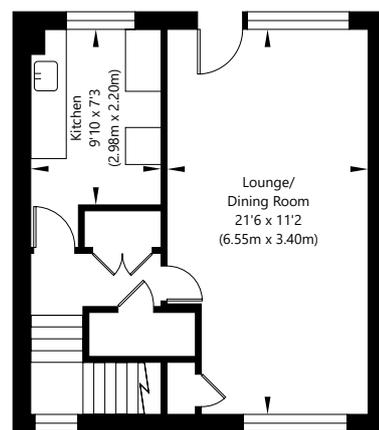
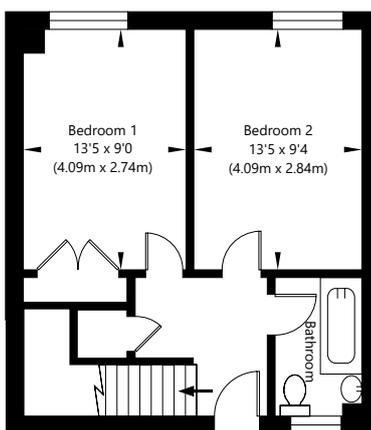
## COUNCIL TAX

Band C

## VIEWING

By appointment only Tel: 0333 0118050 or email: wilsonward@pfviewings.co.uk

Approx. Gross Internal Area  
74.81 Sq M / 805 Sq Ft.  
Not to scale. For identification only.  
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### Wilson Ward

131 Newhaven Road | Edinburgh | EH6 4NP

T: 0131-467 7550 F: 0131-467 7553

E: admin@wilsonward.co.uk

W: www.wilsonward.co.uk



Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.