







46/2 Hawthornvale

Edinburgh, EH6 4JW

A

"46/2 Hawthornvale is a well presented ground floor flat forming part of a traditional tenement"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- KITCHEN/DINING ROOM
- LIVING ROOM
- LARGE WALK IN CUPBOARD
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS













LOCATION

Newhaven is a popular residential area comprising a wide variety of property styles, situated to the North of Edinburgh city centre. Located nearby is the vibrant and cosmopolitan Shore which offers a superb range of bars, bistros and Michelin Star Restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal, along with a good choice of superstores in the surrounding areas including a Morrisons at Ferry Road and a 24 hour Asda at Newhaven. Schooling in the area is very well served both by public and private schools from nursery to senior school level. Leisurely strolls can be enjoyed along the various cycle paths on the doorstep, at Victoria Park and Inverleith Park which adjoins the Royal Botanic Gardens. The A1, city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport and the Forth Road Bridge heading North.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

DESCRIPTION

46/2 Hawthornvale is a well presented ground floor flat forming part of a traditional tenement in the sought-after Newhaven district of the city, close to a host of excellent amenities and transport links. The property would undoubtably appeal to the first time buyers or young professionals.

The accommodation comprises: secure door entry; well maintained stair; hallway with storage; living room with large walk in cupboard; kitchen/dining room with ornate cornicing; well proportioned double bedroom and contemporary bathroom with three-piece suite and shower over bath.

Further benefits include gas central heating, double glazing, secure communal rear garden and on-street parking.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.





Hawthornvale,
Edinburgh,
Midlothian, EH6 4JW

SquareFoot

Approx. Gross Internal Area
630 Sq Ft - 58.53 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc ZOOPLA OnTheMarket rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565