

10/1 Western Harbour Terrace

NEWHAVEN, EDINBURGH, EH6 6JN



*Beautifully presented two-bedroom flat in one of
Edinburgh's popular Newhaven developments*



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McEwan Fraser Legal is delighted to present this two-bedroom modernised ground floor apartment in this modern development. The property is in excellent condition having been extensively modernised and upgraded by the current owner.

THE LOUNGE



Inside, the property comprises of:

- The lounge is bright and spacious whilst offering access to the private outdoor terrace.
- Fully equipped modern kitchen which is fitted with high-grade appliances and finish in mind. the Kitchen is in the open plan lounge area.

THE KITCHEN





- Two spacious double bedrooms one of which has master en suite facilities and built-in wardrobes.
- Both en-suite and main bathroom have been finished to an excellent standard and benefit from being fully tiled and equipped to accommodate any buyers needs.
- In addition to excellent storage space the apartment has also an internal utility cupboard to keep the appliances out of the kitchen.

BEDROOM 1





BEDROOM 2



THE BATHROOM

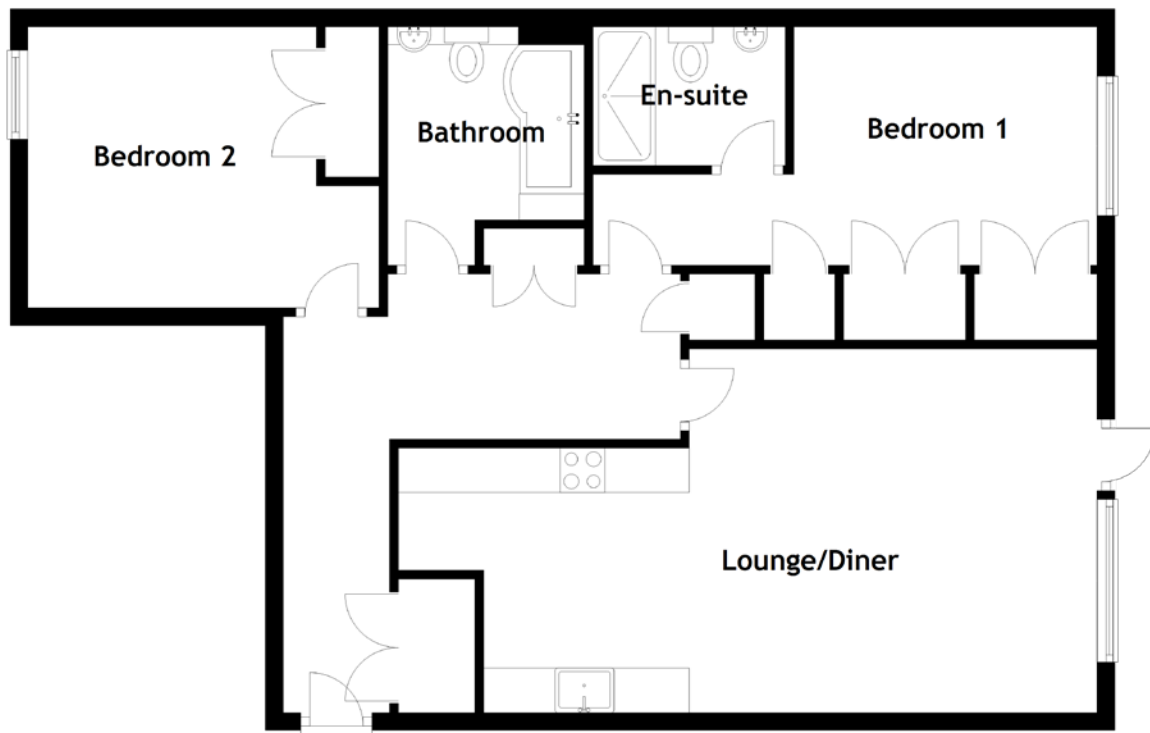


In addition, the property includes a private terrace, underground secure parking and benefits from gas central heating and double glazed windows.

THE EXTERIOR



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 6.90m (22'8") x 4.08m (13'5")
Bedroom 1 5.60m (18'4") x 2.82m (9'3")
En-suite 2.16m (7'1") x 1.56m (5'1")

Bedroom 2

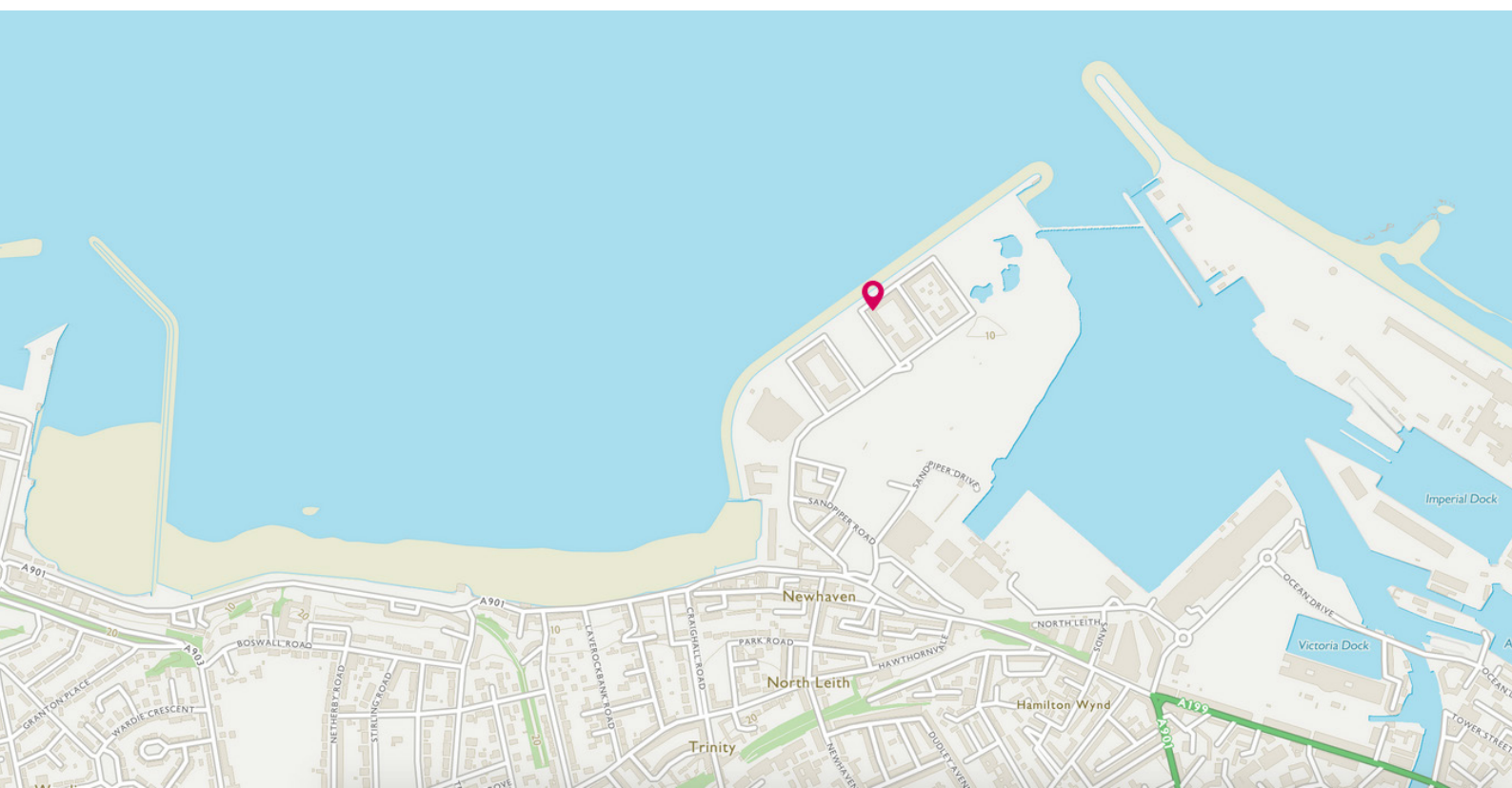
3.95m (13') x 3.16m (10'4")

Bathroom

2.68m (8'10") x 2.21m (7'3")

Gross internal floor area (m²): 80m²

EPC Rating: C



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 café's 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 for 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 of an afternoon walk. Portobello and Cramond 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 fifteen minutes and have unlimited access to the rest of the city.



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