

Flat 9,1 Western Harbour View

NEWHAVEN, EDINBURGH, EH6 6PB



*TWO-BEDROOM APARTMENT IN EDINBURGH'S
SOUGHT-AFTER WESTERN HARBOUR DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom apartment in Edinburgh's sought-after Western Harbour development. The property is in good internal order and comprises two double bedrooms with en suite to master, a generous open plan kitchen/living room, a main bathroom, and a welcoming entrance hallway with utility cupboard. The property also benefits from electric heating, double glazing, a secure entry system, and a secure car park. Offered to the market chain free.

Internally, the proportions of the property are immediately impressive. The accommodation is focused on the generous open-plan kitchen/living room that is flooded with natural light and has plenty of space for different furniture arrangements. This will give the new owner plenty of scope to create their ideal entertaining space. The kitchen comprises a full range of base and wall-mounted units. There is plenty of prep and storage space alongside an integrated electric oven and hob, fridge freezer, and dishwasher.



Kitchen Area





The bedrooms are both well-proportioned doubles. The master bedroom enjoys plenty of space for traditional bedroom furniture alongside an integrated wardrobe and attached ensuite shower room. The second bedroom also enjoys an integrated wardrobe.





Bedroom 1

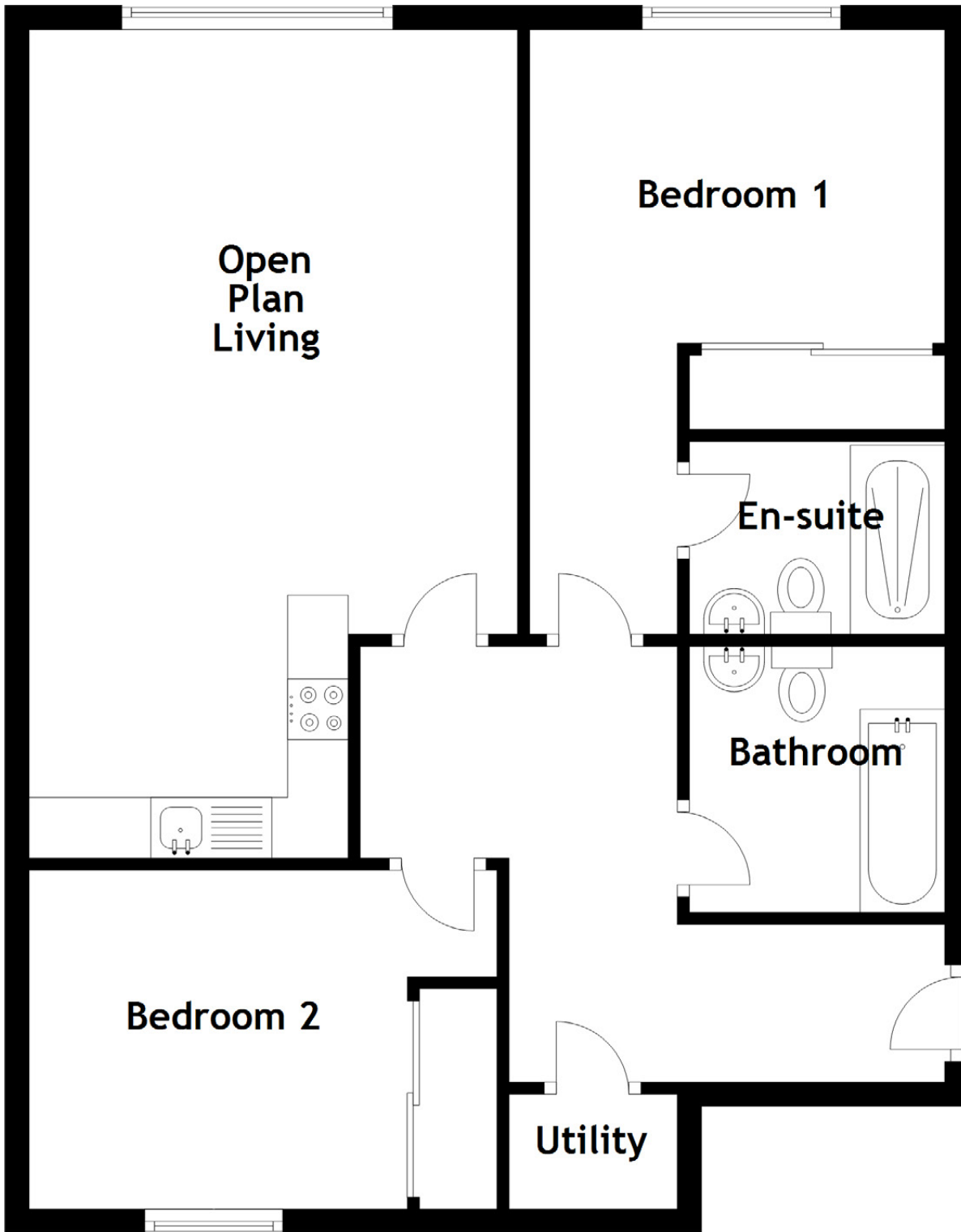




Accommodation is completed by the welcoming entrance hallway which gives access to all rooms including the main bathroom. The bathroom is partially tiled and includes a white suite with a shower over the bath.

This is a generous, well-presented apartment that has excellent potential for end-user and investor alike. Viewing is highly recommended.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.84m (22'5") x 4.04m (13'3")	En-suite	2.11m (6'11") x 1.59m (5'3")
Bedroom 1	4.99m (16'5") x 3.43m (11'3")		
Bedroom 2	3.13m (10'3") x 2.80m (9'2")	Gross internal floor area (m ²): 72m ²	
Bathroom	2.20m (7'3") x 2.11m (6'11")	EPC Rating: B	





The Western Harbour development in Newhaven is a popular residential area situated to the north of Edinburgh City Centre. Newhaven 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 developments. It is an area that is rapidly changing with new developments and infrastructure. The Edinburgh Tram extension to Newhaven is about to open giving a direct connection to the city centre and Edinburgh Airport. There are also a variety of different bus routes into the city centre and other parts of the city.

A few moments away, Leith waterfront provides a host of cafés, 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. David Lloyds gym is on the edge of the development and enjoys both indoor and outdoor swimming pools and tennis courts.



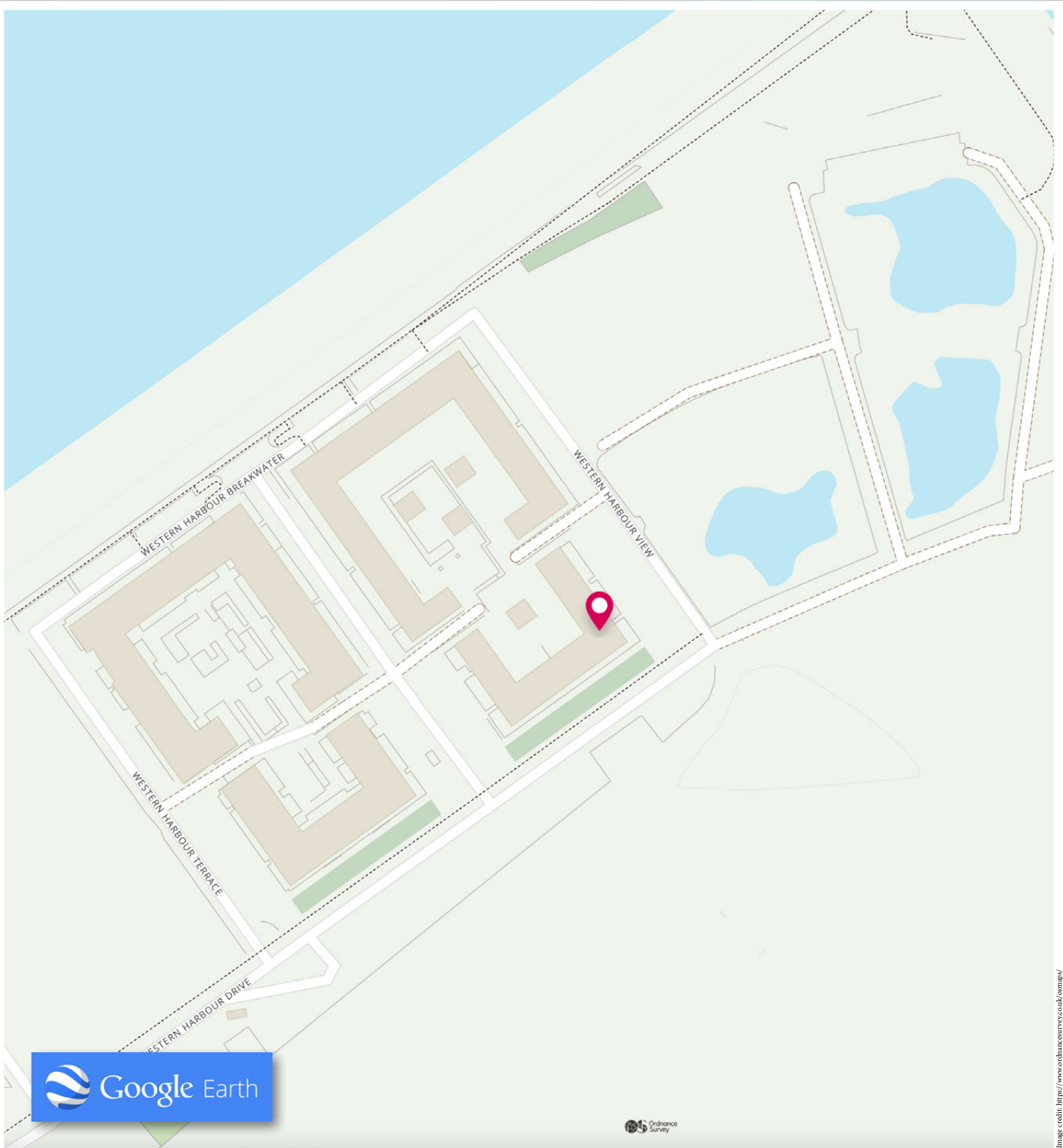


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