

Flat 13, 10 Western Harbour Midway

EDINBURGH, EH6 6PT



*SPACIOUS TWO BEDROOM
FOURTH FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this bright and spacious two bedroom fourth floor flat in this sought after development in Newhaven one of Edinburgh's most picturesque fishing towns.

Inside the property comprises of a fully equipped kitchen/living/dining room which is modern and offers various possibilities for furniture arrangements. The kitchen is equipped with electric hob, fan oven and integrated dishwasher and fridge/freezer.

The apartment benefits from two double bedrooms with integrated wardrobes and the master bedroom has an en-suite shower room. There are two bathrooms in the flat. The main bathroom which is a three piece suite and the en-suite is also a three piece en-suite shower room.

In addition to this, the property includes, lift access, a communal garden, secure underground car parking, full double glazing and Smart electric heating (controllable via an app) making for a warm and cost effective property, year round.







Bedroom 1

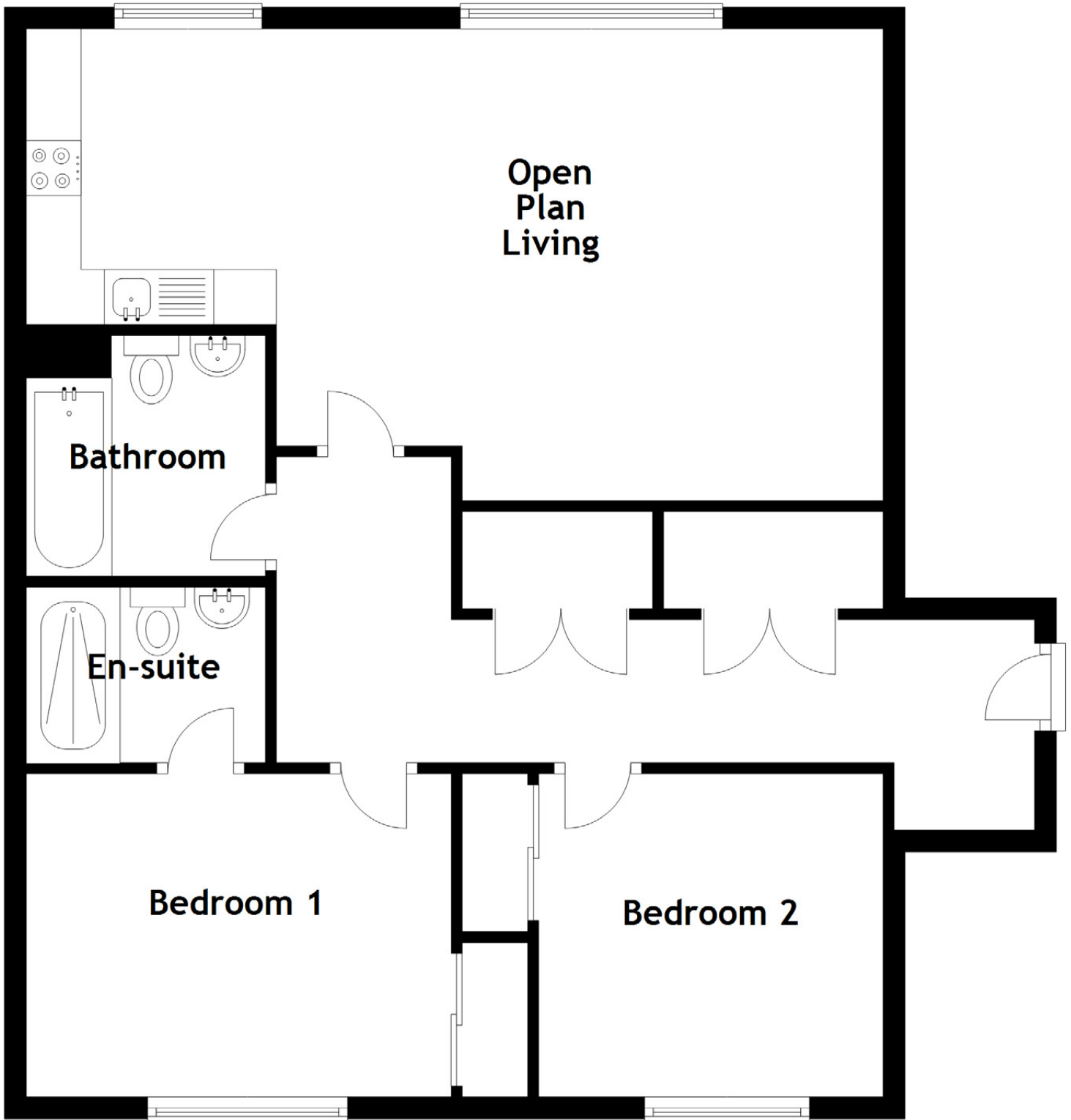




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.51m (24'8") x 4.31m (14'2")	En-suite	2.18m (7'2") x 1.60m (5'3")
Bedroom 1	3.88m (12'9") x 2.95m (9'8")	Gross internal floor area (m ²): 78m ²	
Bedroom 2	3.15m (10'4") x 2.95m (9'8")	EPC Rating: C	
Bathroom	2.20m (7'3") x 2.18m (7'2")		



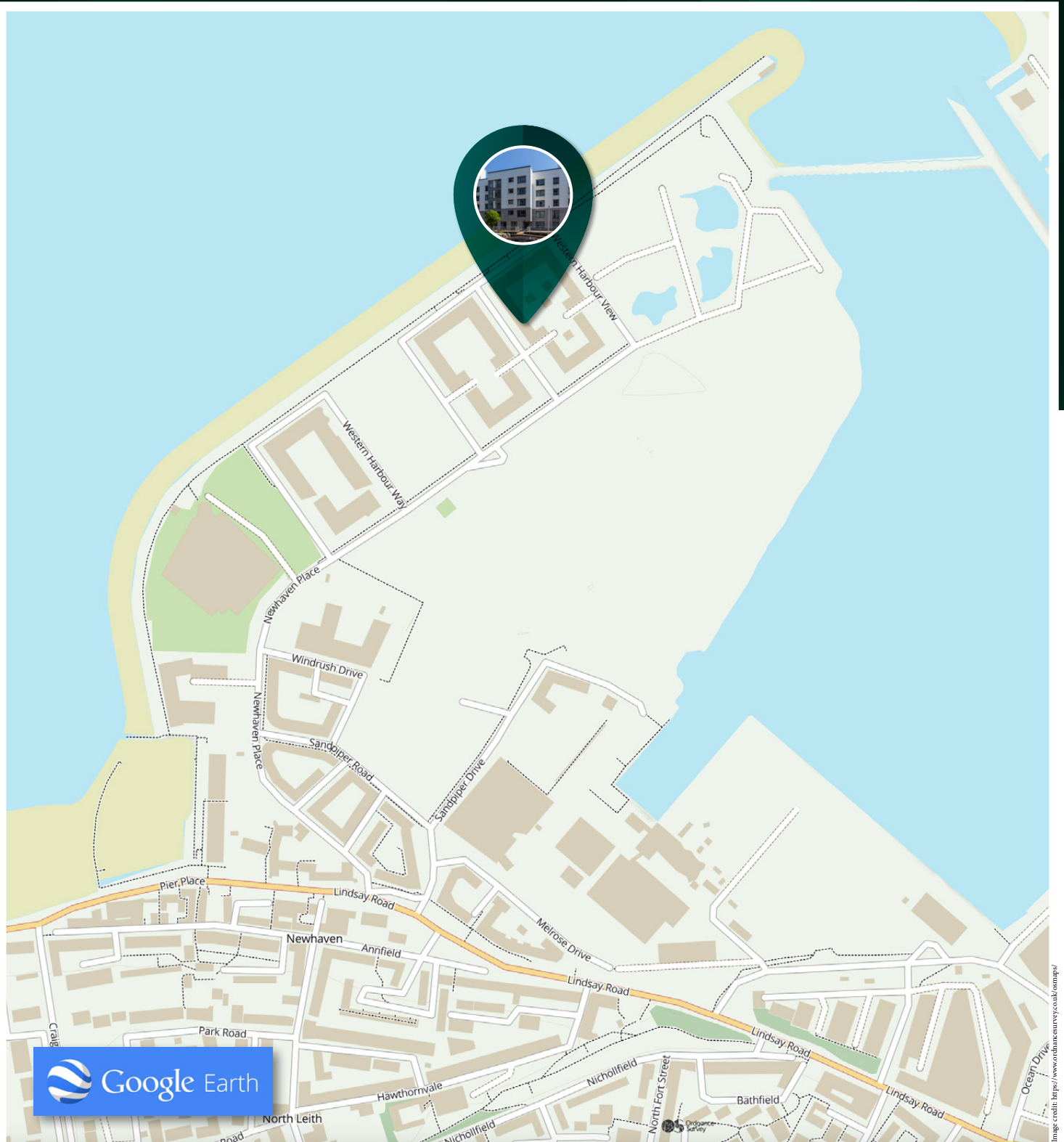




Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat in close proximity to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city center and airport, ensuring easy accessibility. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city center.

A mere two minute stroll from Newhaven, Lighthouse Park awaits at the end of the harbour, treating visitors to breathtaking views of the Forth, including the iconic Bridges and Fife. It is an ideal spot to witness captivating sunsets in the evening.

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.



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