



NEWHAVEN

EDINBURGH, EH6 6LE

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 developments.

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, all from a stop within the development itself.



9/18 WESTERN HARBOUR MIDWAY

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McEwan Fraser Legal is delighted to present this spacious modern fifth floor apartment in Edinburgh's sought after Western Harbour development. The property is in excellent internal order and comprises two double bedrooms with en suites, spacious lounge with balcony, dining kitchen, main bathroom and welcoming entrance hallway with integrated storage. The property also benefits from gas central heating, double glazing, secure entry system, lift access, landscaped communal grounds and an allocated space in a secure carpark.

Internally, the proportions of the property are immediately impressive. The accommodation is focused towards a generous lounge with ample floor space for a range of different furniture configurations. Abundant natural light comes from a set of patio doors which

open onto a balcony which captures the evening sun. The kitchen is positioned behind the lounge and includes an ample range of base and wall mounted units, space for a dining table and a range of integrated and free standing appliances. The bedrooms are both well proportioned doubles that come with their own contemporary en suite shower rooms. The master bedroom also benefits from two integrated wardrobes. Accommodation is completed by the welcoming entrance hallway which gives access to a main bathroom and includes integrated storage cupboards to deal with day to day clutter.

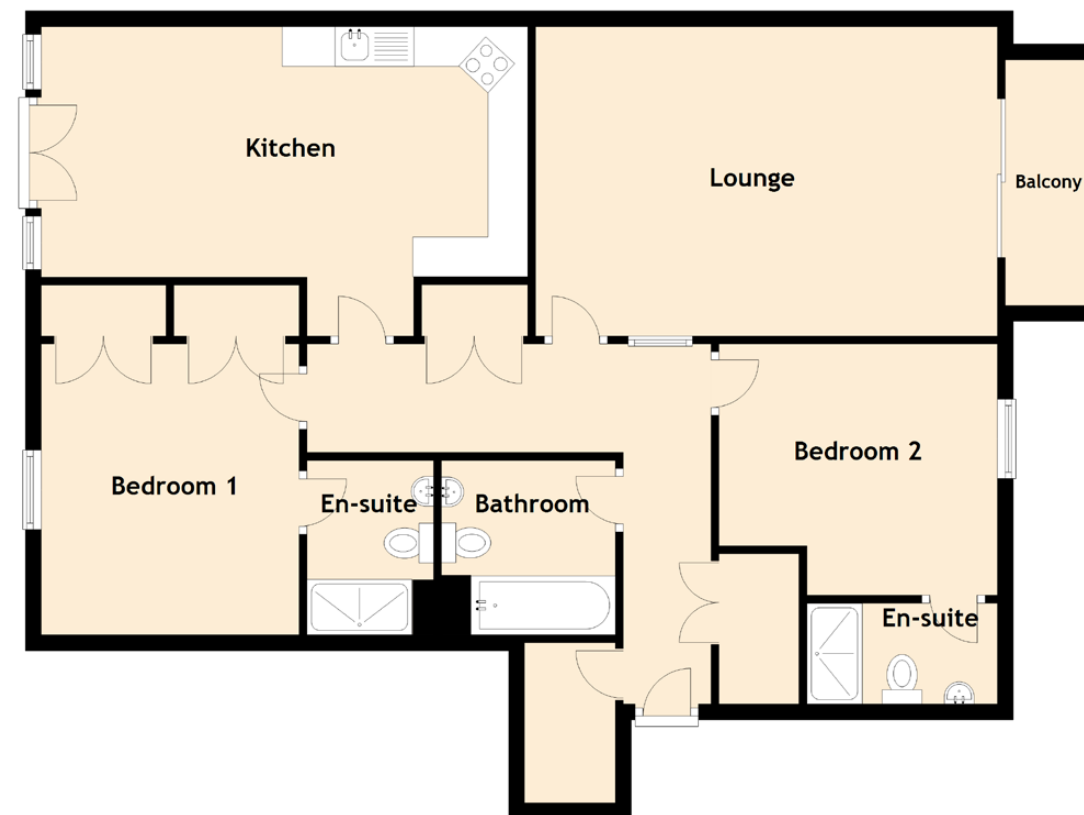
The is a generous, well presented apartment that has excellent potential for end user and investor alike. Internal viewing is highly recommended.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	5.84m (19'2") x 3.90m (12'10")
Kitchen	6.15m (20'2") x 3.90m (12'10")
Bedroom 1	3.67m (12') x 3.26m (10'8")
En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	3.52m (11'7") x 3.17m (10'5")
En-suite	2.41m (7'11") x 1.09m (3'7")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m²): 103m²

EPC Rating: D

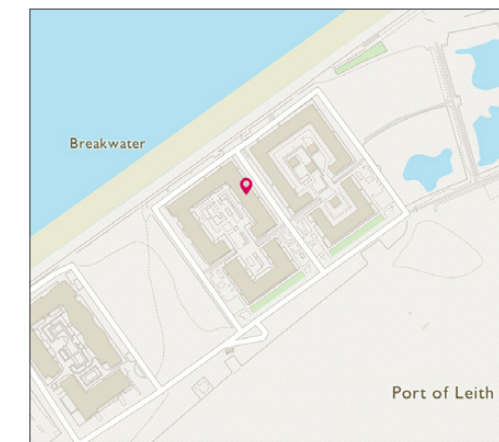


Image credit: <https://www.odinair.com/survey/compare/>



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