



Rarely available two-bedroom ground floor garden flat presented to the market in excellent internal order



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Platinum Point is the premier building in the Western Harbour development and McEwan Fraser is delighted to present this rarely available two-bedroom ground floor garden flat to the market. The property is presented to the market in excellent internal order and includes a large reception room, stylish modern kitchen, two well-proportioned double bedrooms with en-suite to master, master bathroom and a range of integrated storage. Externally, the property boasts one of the few lawned gardens in the whole development. The garden wraps around the property and includes a gate which means the property can be entered without the use of the communal door. Platinum Point is a fully factored development that also benefits from a secure underground car park.

THE LIVING ROOM



Internal accommodation is focused on a stunning dual-aspect kitchen reception which is naturally bright and offers plenty of floor space for a variety of different furniture configurations. This inherent flexibility will give the new owner plenty of scope to create their ideal entertaining space. A door from the reception room opens onto the garden which includes a large lawn, decking and is fenced for additional privacy.



THE KITCHEN



An arch from the reception room takes you into the modern fully fitted kitchen which includes a generous range of base and wall mounted units that provide excellent prep and storage space. Gas hob, electric oven, fridge freezer, dishwasher and washing machine are integrated.





There are two genuine double bedrooms that both enjoy integrated wardrobes, one housing the boiler, and plenty of floor space for additional free-standing furniture. Bedroom one is the obvious master and further benefits from a beautiful, fully-tiled, en-suite shower room.

The accommodation is completed by the master bathroom which is fully tiled and includes a white three-piece suite with shower over bath.

BEDROOM 1





BEDROOM 2



THE BATHROOM



The property benefits from double glazing and under-floor heating for extra warmth and comfort.

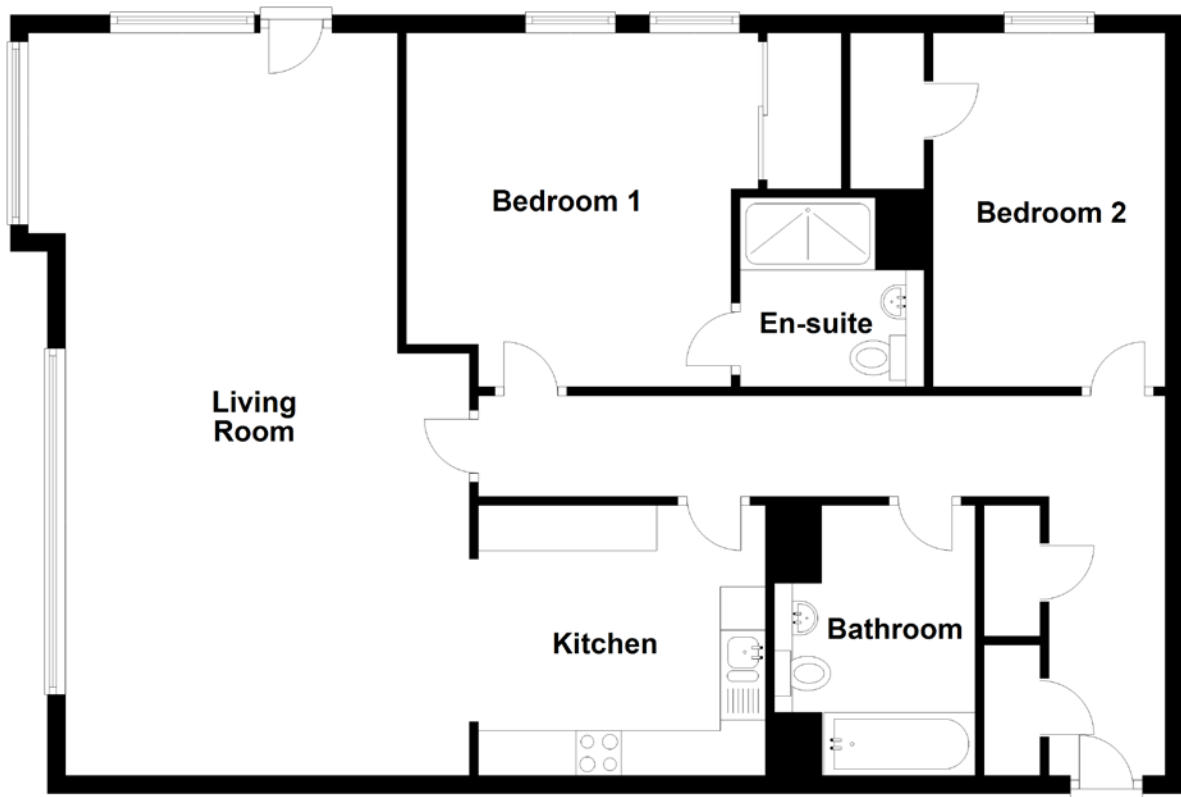
Platinum Point has long been regarded as one of the best finished modern developments in Edinburgh and viewing is essential to fully appreciate both the unique nature of this apartment and the quality on offer within.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

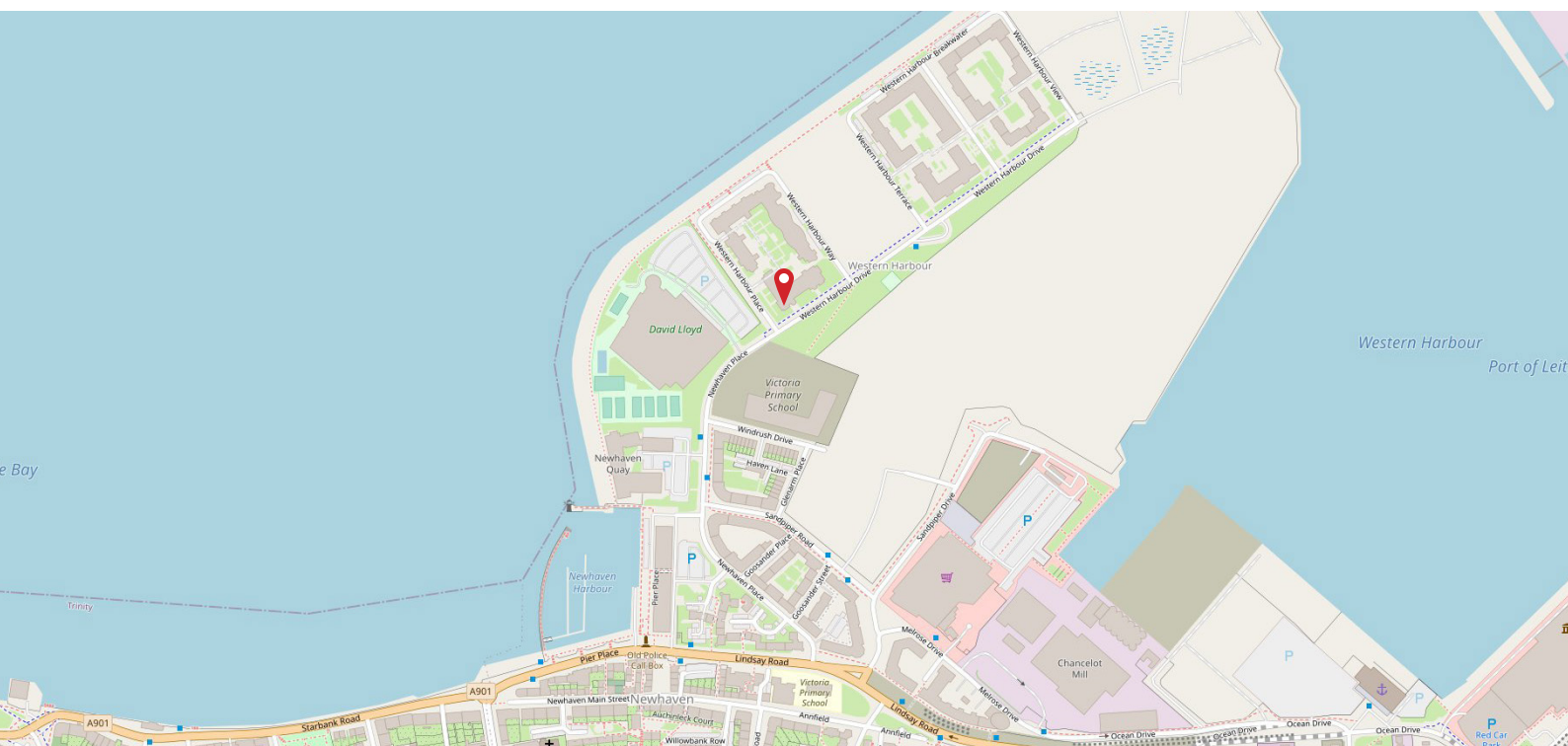


Approximate Dimensions
(Taken from the widest point)

Living Room 8.25m (27'1") x 4.49m (14'9")
 Kitchen 3.19m (10'6") x 3.00m (9'10")
 Bedroom 1 3.93m (12'11") x 3.91m (12'10")

En-suite 2.10m (6'11") x 2.04m (6'8")
 Bedroom 2 3.93m (12'11") x 2.58m (8'6")
 Bathroom 3.00m (9'10") x 2.23m (7'4")

Gross internal floor area (m²): 103m²
 EPC Rating: B



THE LOCATION

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 tram line is due to extend down to Leith and there are currently good transport links to the city centre and the airport.





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 also a short two minutes' walk away enjoying both indoor and outdoor swimming pools and tennis courts.

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.




Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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