




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

4/2 Western Harbour Place

EDINBURGH, EH6 6NG

Location – Newhaven

EDINBURGH, EH6 6NG

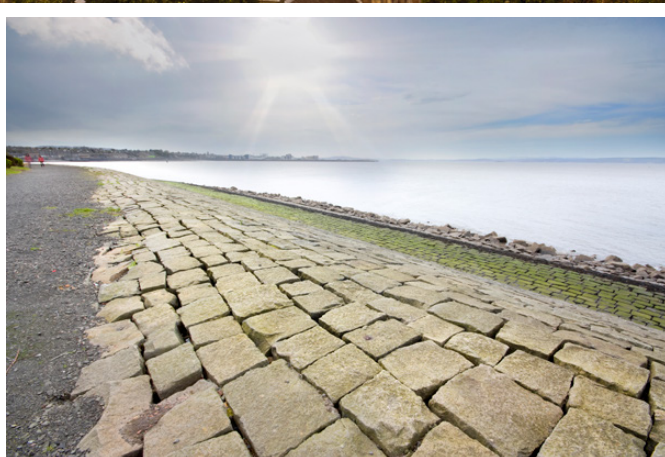
“... A POPULAR RESIDENTIAL AREA SITUATED TO THE NORTH OF EDINBURGH CITY CENTRE ...”

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.



4/2 Western Harbour Place

EDINBURGH, EH6 6NG

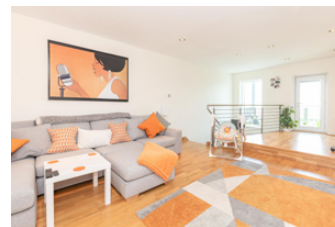
An excellent opportunity has arisen to acquire this desirable Two bedroom duplex Apartment, well situated within an exclusive development in the popular western harbour development within the Newhaven area of Edinburgh.

Internally this accommodation is in excellent condition with a modern open living area. Briefly, the property comprises an entrance hallway with WC and utility room. You will find bedroom two on the ground level accessed via the main hallway which has an en-suite with shower and bath. There is also, a large built-in wardrobe providing ample bedroom storage. The downstairs living space is accessed via both the kitchen or hallway. The open plan family/dining area which comprises the large modern kitchen can be left as open-plan or closed off if desired. To access the private, south-west-facing garden you will go through a door in the dining/living room to the low maintenance and well-manicured garden, making for an excellent outdoor space.

The staircase which leads you to the first level is accessed in the living room/dining room. Once up the stairs, you will find yourself in the large and modern second living room which is a very attractive living space and has a feel of luxury, with some high-end finishing. this room with its quirky configuration allows for a home office space and also has access to a private balcony which adds to the versatility of space on offer. Further to the bedroom downstairs you will find the master bedroom on the first floor which will not disappoint. The large room has plenty of space for configuring the perfect bedroom with large built-in wardrobes and an outstanding en-suite bathroom, which has recently been fully renovated to a high standard.

This property also benefits from high ceilings throughout, gas central heating, full double glazing making for a cosy and cost-effective home all year around. There is a secure underground private parking space within the development as well as more than adequate on-street parking to accommodate visitors.

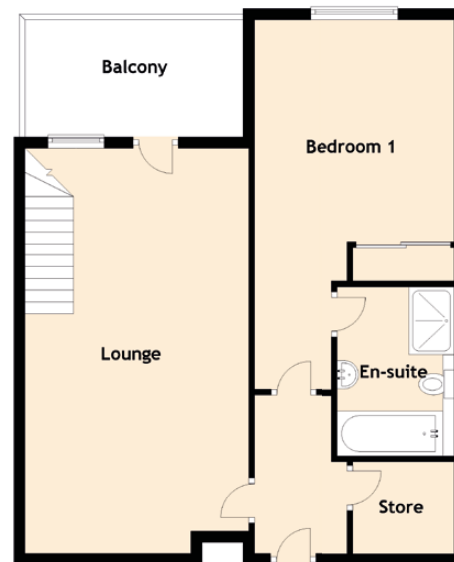
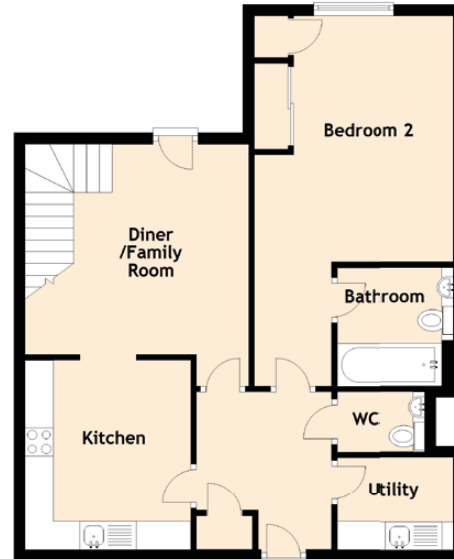
Early viewings are suggested given the unique layout of this property.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

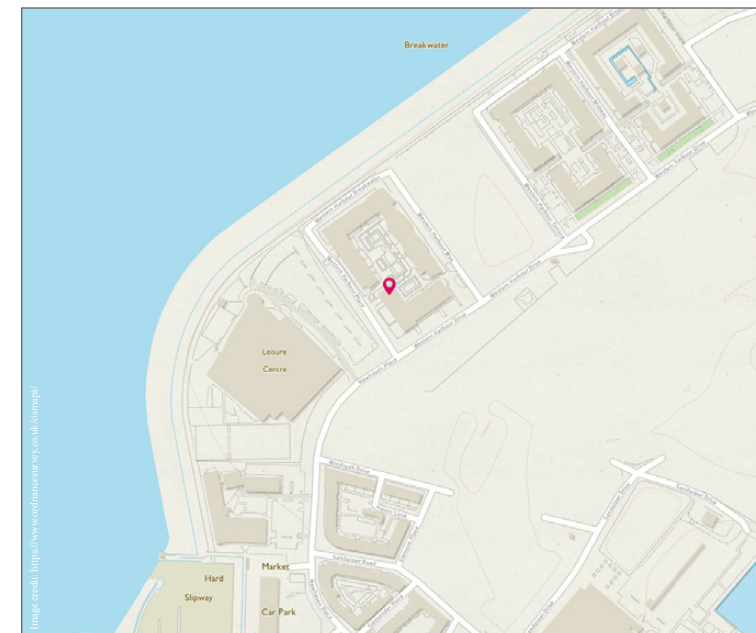
Ground Floor

| | |
|-------------------|-------------------------------|
| Kitchen | 3.37m (11'1") x 2.94m (9'8") |
| Diner/Family Room | 4.30m (14'1") x 3.97m (13') |
| Bedroom 2 | 6.57m (21'7") x 3.54m (11'7") |
| WC | 1.57m (5'2") x 1.07m (3'6") |
| Utility | 2.07m (6'9") x 1.64m (5'5") |
| Bathroom | 2.10m (6'11") x 2.07m (6'9") |

First Floor

| | |
|-----------|--------------------------------|
| Lounge | 7.21m (23'8") x 3.93m (12'11") |
| Bedroom 1 | 6.54m (21'5") x 3.53m (11'7") |
| En-suite | 3.00m (9'10") x 2.04m (6'8") |

Gross internal floor area (m²): 130m² | EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer