

10/29 Western Harbour Terrace

NEWHAVEN, EDINBURGH, EH6 6JN



This magnificent three-bedroom seventh-floor modern apartment enjoys an elevated corner position that comes with stunning panoramic views over the Forth



0131 524 9797



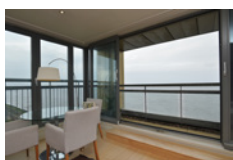
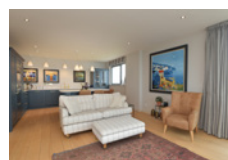
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McEwan Fraser is delighted to present this magnificent three-bedroom seventh-floor modern apartment to the market. The property enjoys an elevated corner position that comes with stunning panoramic views over the Forth towards Fife and the bridges. Internally, the property has been upgraded far beyond the builder's original specification. Benefits included gas central heating, double glazing, two spaces in the secure underground car park, a secure entry system, and lift access. The property is offered to the market chain free.

THE LIVING ROOM



The accommodation is focused on a stunning open-plan kitchen and living room which enjoys a dual aspect and tremendous levels of natural light. The living area has double doors opening to a large private balcony and ample floor space for a large suite and a dining table. The proportions give flexibility, and a new owner will have plenty of opportunity to create their ideal entertaining space. The balcony has panoramic views over the Forth.

THE KITCHEN



The original kitchen has long since been replaced by a beautiful bespoke hand-built kitchen that includes an island unit with a breakfast bar, all topped with quartz worksurfaces. The kitchen offers plenty of preparation and storage space alongside a range of integrated appliances which include an induction hob, oven, grill, fridge freezer, two dishwashers, a boiling water tap, and a waste disposal unit.





The central hallway has integrated storage and gives access to three double bedrooms which all enjoy views over the Forth. Two of the bedrooms have en-suite shower rooms and the third is served by the master bathroom. Bedroom one is the obvious master and enjoys two large integrated wardrobes and space for additional freestanding furniture. This bedroom has access to a stylish en-suite shower room which has a white suite and double shower cubicle. Bedroom two is a well-proportioned double with integrated wardrobes. Bedroom three is the second en-suite bedroom and it benefits from balcony access and a walk-in wardrobe.

The internal accommodation is completed by the master bathroom which is partially tiled and finished with a white suite that includes a jacuzzi bath.

THE BATHROOM



BEDROOM 1



“ | access to a stylish en-suite shower room



BEDROOM 2

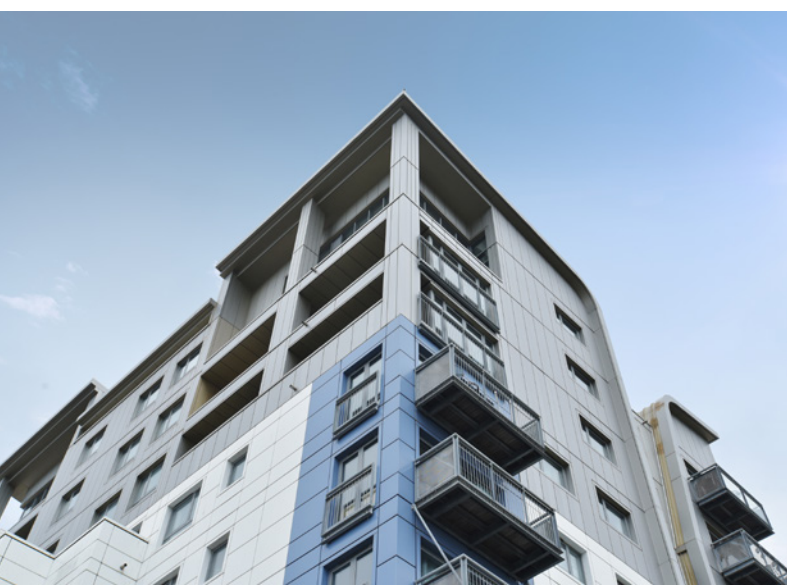


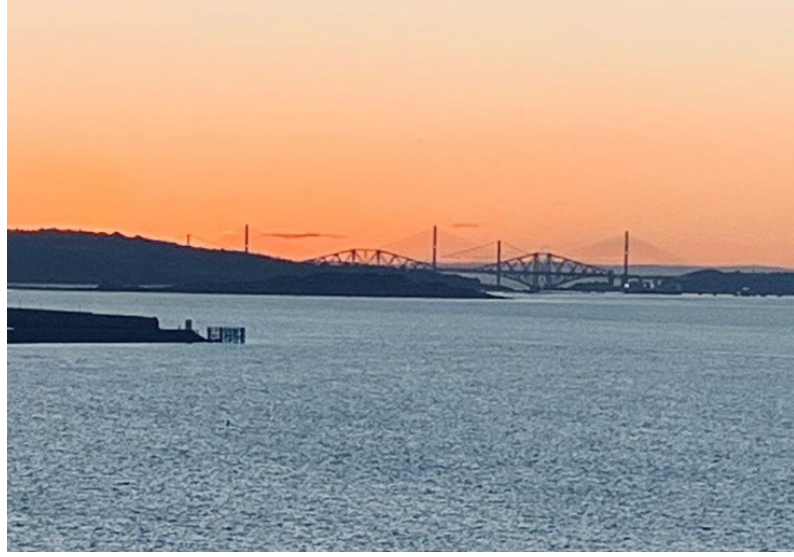
BEDROOM 3



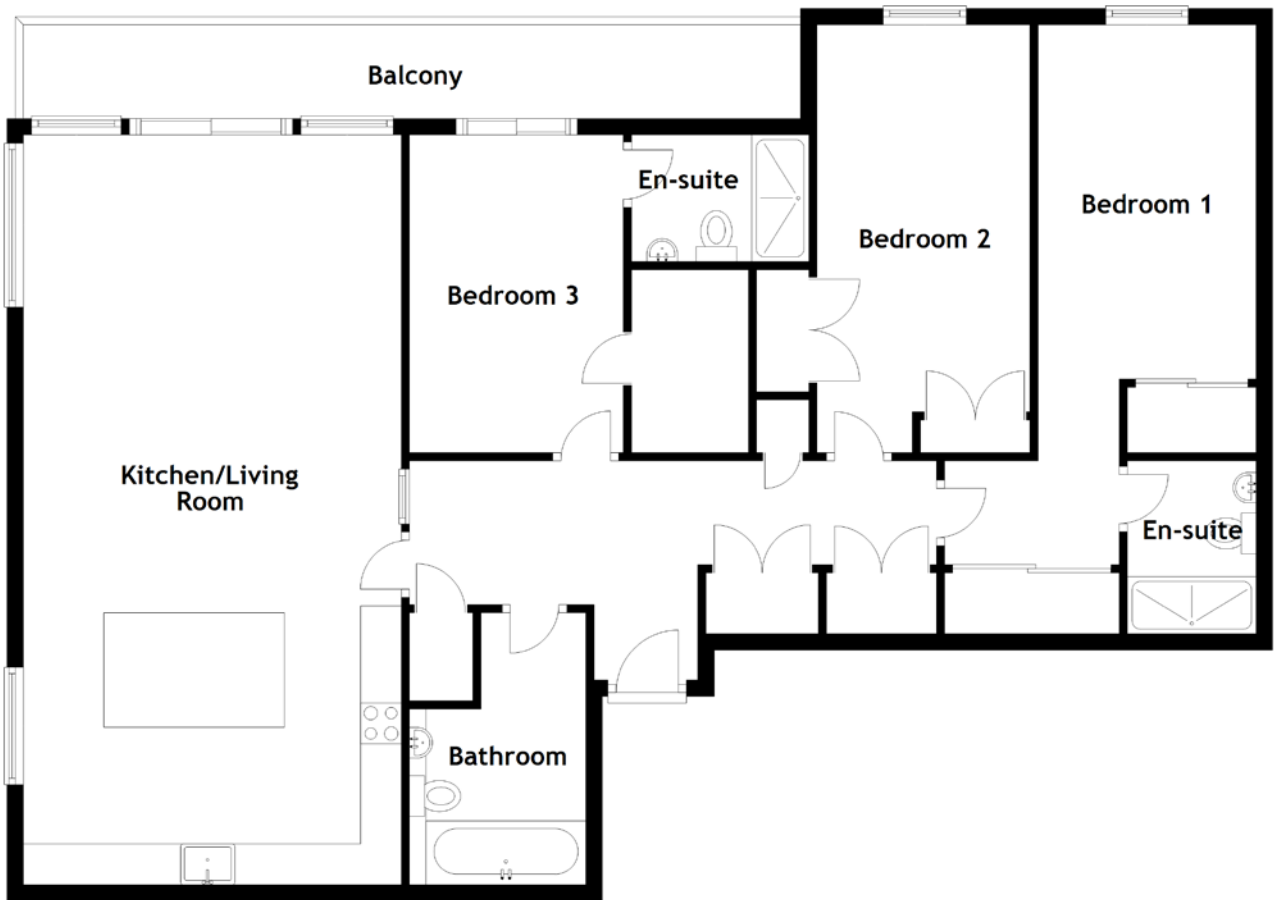
This is a magnificent apartment in excellent condition. Viewing is essential to fully appreciate both the quality of the finish and the incredible position of the property.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP

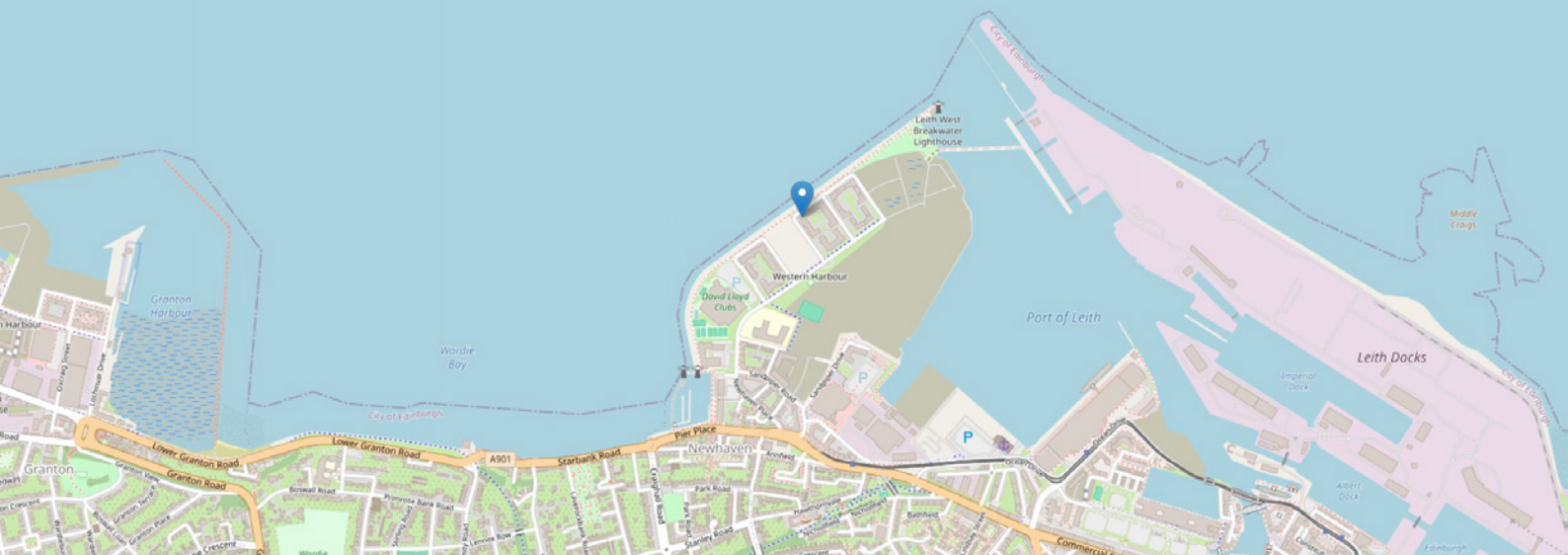


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room	9.18m (30'1") x 4.63m (15'2")
Bathroom	3.33m (10'11") x 2.16m (7'1")
Bedroom 1	6.61m (21'8") x 2.67m (8'9")
En-suite	2.17m (7'1") x 1.58m (5'2")

Bedroom 2	5.24m (17'2") x 2.61m (8'7")
Bedroom 3	3.89m (12'9") x 2.62m (8'7")
En-suite	2.17m (7'1") x 1.55m (5'1")

Gross internal floor area (m²): 119m²
EPC Rating: C



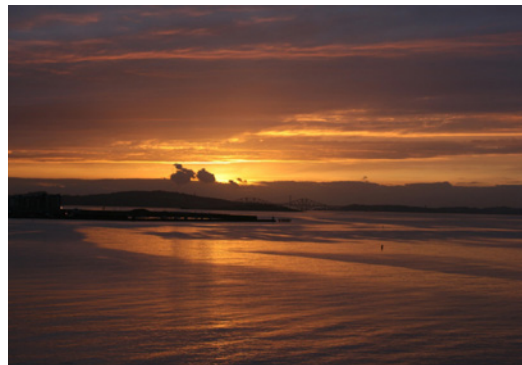
THE LOCATION

The property is set within the Western Harbour development at Newhaven that is situated to the north of Edinburgh city centre approximately three and a half miles from Princes Street.





The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd Gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst motorists can find easy access to the city bypass via the A902 (Ferry Road).



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