



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3/18 Western Harbour Midway**

EDINBURGH, EH6 6LD



# the location



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.

Regular bus services run to and from the city centre and surrounding areas, all from a stop within the development itself.





# the property



We are delighted to bring to the market this very stylish three-bed apartment. Set in the heart of one of Edinburgh's finest waterfront locations, Western Harbour Midway at Newhaven. The property has just been beautifully

decorated from top to bottom and is presented in immaculate decorative order, leaving the new owners nothing to do, except move in and start enjoying the stunning waterfront views and the fantastic accommodation offered by this

highly aspirational apartment. The accommodation consists of an immediately impressive large open plan lounge/kitchen/diner with panoramic windows that flood the room with light and lead

out beautifully to the full-length corner balcony. The stylish kitchen has been designed for style and functionality and it is clear to see the open plan layout ensures the chef will never be far away from the party. There are three good sized

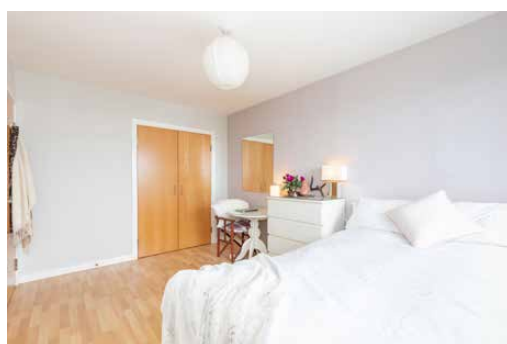
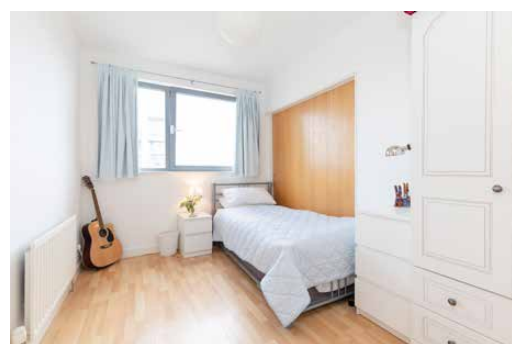
bedrooms in this apartment, the master has a luxury en-suite and built-in wardrobes, all have ample space for free standing furniture. Given the spacious and very well appointed accommodation on offer. The stylish bathroom is very

contemporary and is finished in a clean white suite and a bath. The full-length corner balcony makes a perfect peaceful place to relax with a glass of wine at the end of a hard day or just to grab a coffee

and a breath of the fresh sea air before you head out for the day. The apartment is kept warm, comfortable and secure courtesy of the double glazing, gas central heating and secure entry system

with a video phone. An allocated parking space is also available. Early viewing is strongly advised for anyone looking for a very stylish apartment in one of Leith's best and most aspirational waterfront developments.





# specifications

## Approximate Dimensions (Taken from the widest point)

|                  |                                |
|------------------|--------------------------------|
| Open Plan Living | 8.10m (26'7") x 4.80m (15'9")  |
| Master Bedroom   | 4.80m (15'9") x 3.32m (10'11") |
| En-suite         | 2.34m (7'8") x 1.60m (5'3")    |
| Bedroom 2        | 4.53m (14'10") x 2.90m (9'6")  |
| Bedroom 3        | 3.42m (11'3") x 2.42m (7'11")  |
| Bathroom         | 2.20m (7'3") x 2.00m (6'7")    |

**Gross internal floor area (m<sup>2</sup>):** 102m<sup>2</sup> | **EPC Rating:** B

**Extras (Included in the sale):** All light fittings, floor fittings, curtains and blinds. Any other item may be made at separate negotiation.

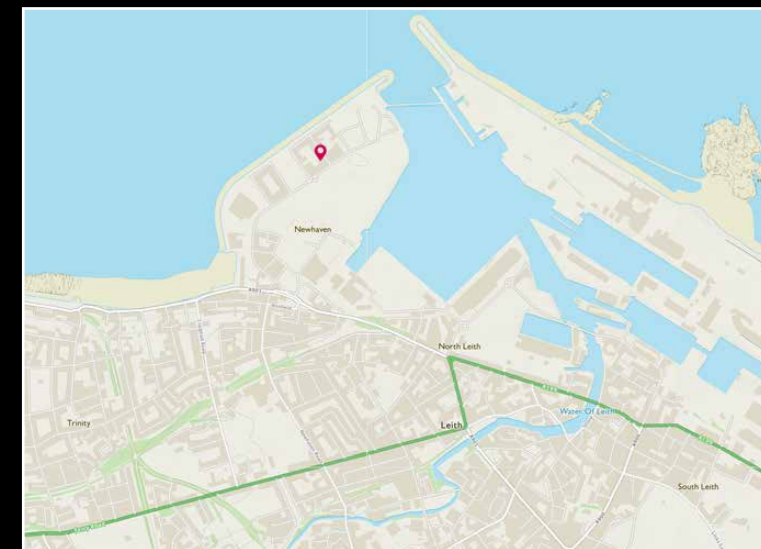
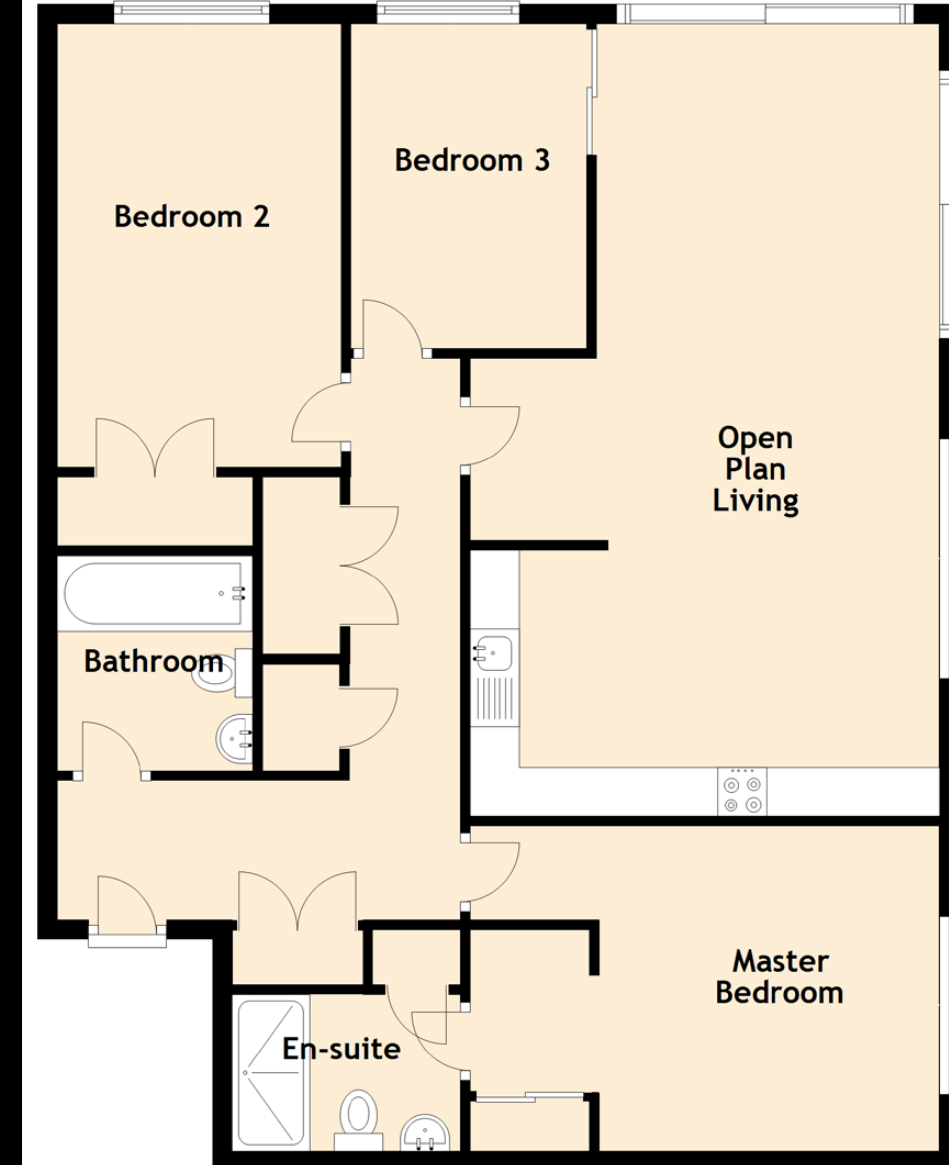


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