




Solicitors & Estate Agents
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9/2 Western Harbour View

NEWHAVEN, EDINBURGH, EH6 6PG

NEWHAVEN

EDINBURGH, EH6 6PG

Newhaven area and its historic harbour lie on the Firth of Forth coastline, with a mix of period stone-built dwellings and modern factored residential developments.

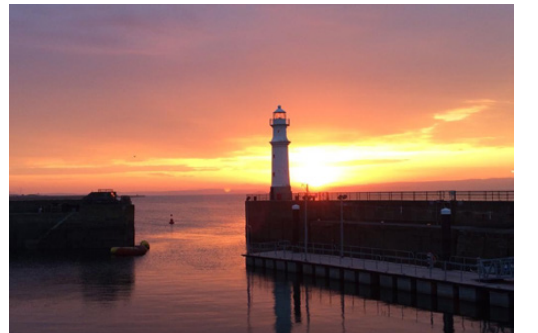
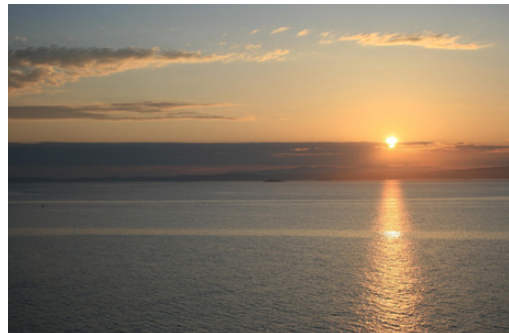
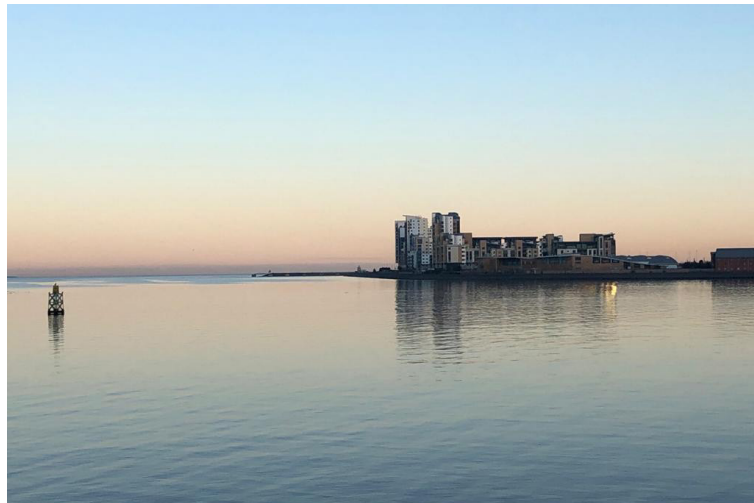
There is a wide range of local amenities on hand nearby, and a superb choice of café's, galleries, Michelin starred restaurants and bars, are all available at the renowned Shore area.

Famous restaurants in the Newhaven harbour include the Fishmarket, Loch Fyne and Lighthouse as well as well-regarded pubs the Old Chain Peer and Starbank.

A 24-hour ASDA lies a short distance from the property, and there is abundant shopping in Leith with numerous high-street stores, whilst there is a Marks & Spencers Foodhall, cinema, and numerous high-street names at Ocean Terminal complex.

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 for an afternoon walk. Portobello and Cramond beaches are also within easy reach.

Well-regarded schooling is available within the area, and regular public transport is available from Western Harbour Drive, Lindsay and Newhaven Roads, with good connections to the city centre, surrounding areas and the Edinburgh airport.



9/2 WESTERN HARBOUR VIEW

NEWHAVEN, EDINBURGH, EH6 6PG

An excellent opportunity has arisen to acquire this beautifully-presented, spacious two-bedroom, ground floor flat with a private terrace affording superb views of the Fife coastline, the Firth of Forth and its Bridges. Viewing of this property is highly recommended.

Set in a modern, factored residential development with an exclusive waterfront setting, the property is located in the popular Newhaven area, north of Edinburgh city centre.

The entrance hall provides a storage cupboard with space for a washing machine, the video entry handset, and provides access to all rooms within.

The spacious open-plan living room/kitchen offers a large window with a window seat, recessed lighting, TV and phone points, and ample room for lounge and dining furniture. Set to one side, the modern kitchen is fully fitted with wall and base units, a sink with drainer, wood-effect worktops, an integrated fridge/freezer, oven, induction hob with an extractor hood and a dishwasher.

With both double bedrooms featuring built-in wardrobes and doors out onto the private deck, the master bedroom also offers a stylish en-suite shower room.

A separate bathroom is similarly-styled, with a modern three-piece suite, a mains shower over the bath, and tiled flooring and splash-walls.

This property also benefits from electric heating, full double glazing, communal grounds surrounding the property, including a courtyard to the rear, as well as the private patio area which provides picturesque views.

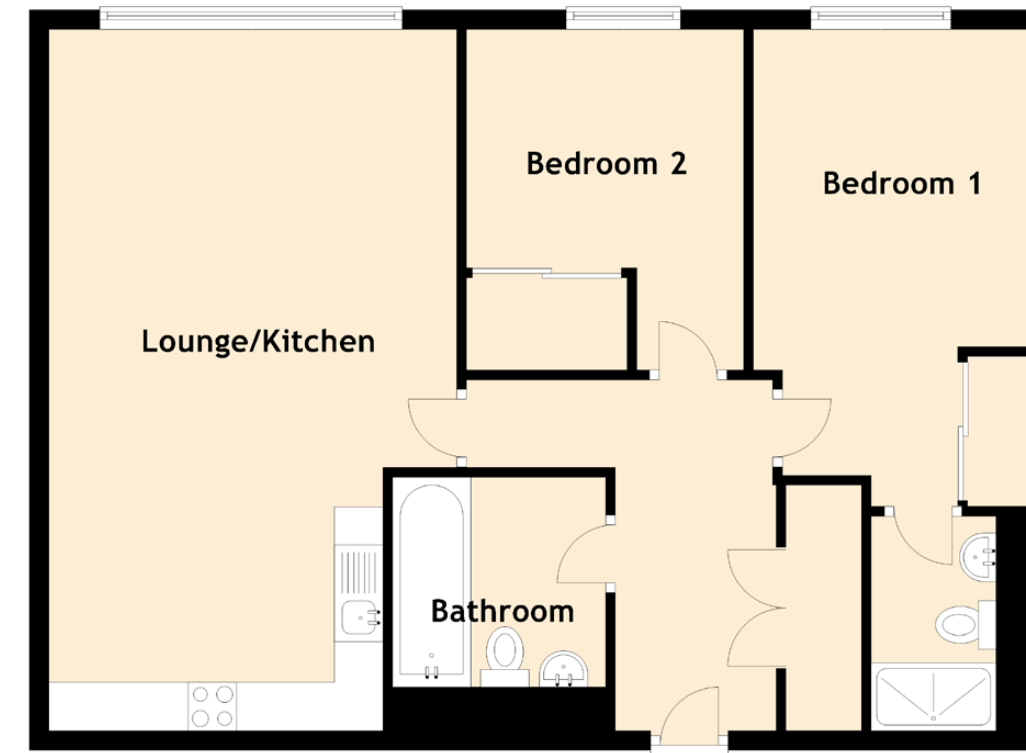
Finally, while there is under-ground parking for residents, which is accessed with fob entry, there is more than adequate on-street parking to accommodate visitors.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

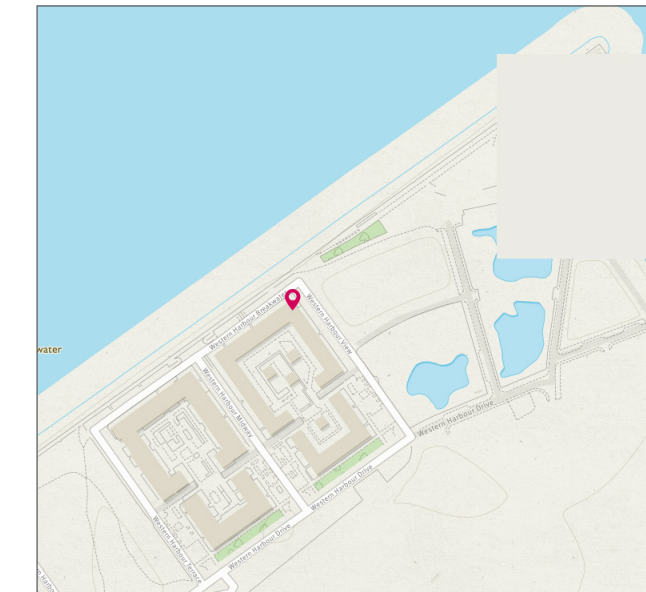


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.24m (23'9") x 4.21m (13'10")
Bedroom 1	4.76m (15'7") x 2.84m (9'4")
Bedroom 2	3.55m (11'8") x 2.86m (9'5")
Bathroom	2.20m (7'3") x 2.17m (7'1")
Patio/Terrace	11.00m (36'1") x 5.00m (16'4")

Gross internal floor area (m²): 74m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.





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