

# 11/3 Western Harbour Midway

NEWHAVEN, EDINBURGH, EH6 6LG



*MCEWAN FRASER LEGAL IS DELIGHTED TO  
PRESENT THIS IMMACULATELY PRESENTED, TWO-  
BEDROOM GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this immaculately presented, two-bedroom, dual-aspect ground-floor flat in the highly sought-after Newhaven area, to the north of Edinburgh city centre. The property is in walk-in condition and enjoys outstanding views across the Firth of Forth, including the bridges, the Fife coastline, and Inchkeith Island.

The interior features a fully equipped, open-plan living, dining, and kitchen area. This space is appointed with modern fitted units, integrated appliances, inset lighting, oak flooring, and both French and sliding patio doors that provide access to the private deck. The living area is spacious and bright, accommodating freestanding dining furniture while capitalising on the exceptional coastal views.

## The Property













There are two well-proportioned double bedrooms, both of which benefit from built-in wardrobes. The principal bedroom is further enhanced by a stylish en-suite shower room.











**Bedroom 2**



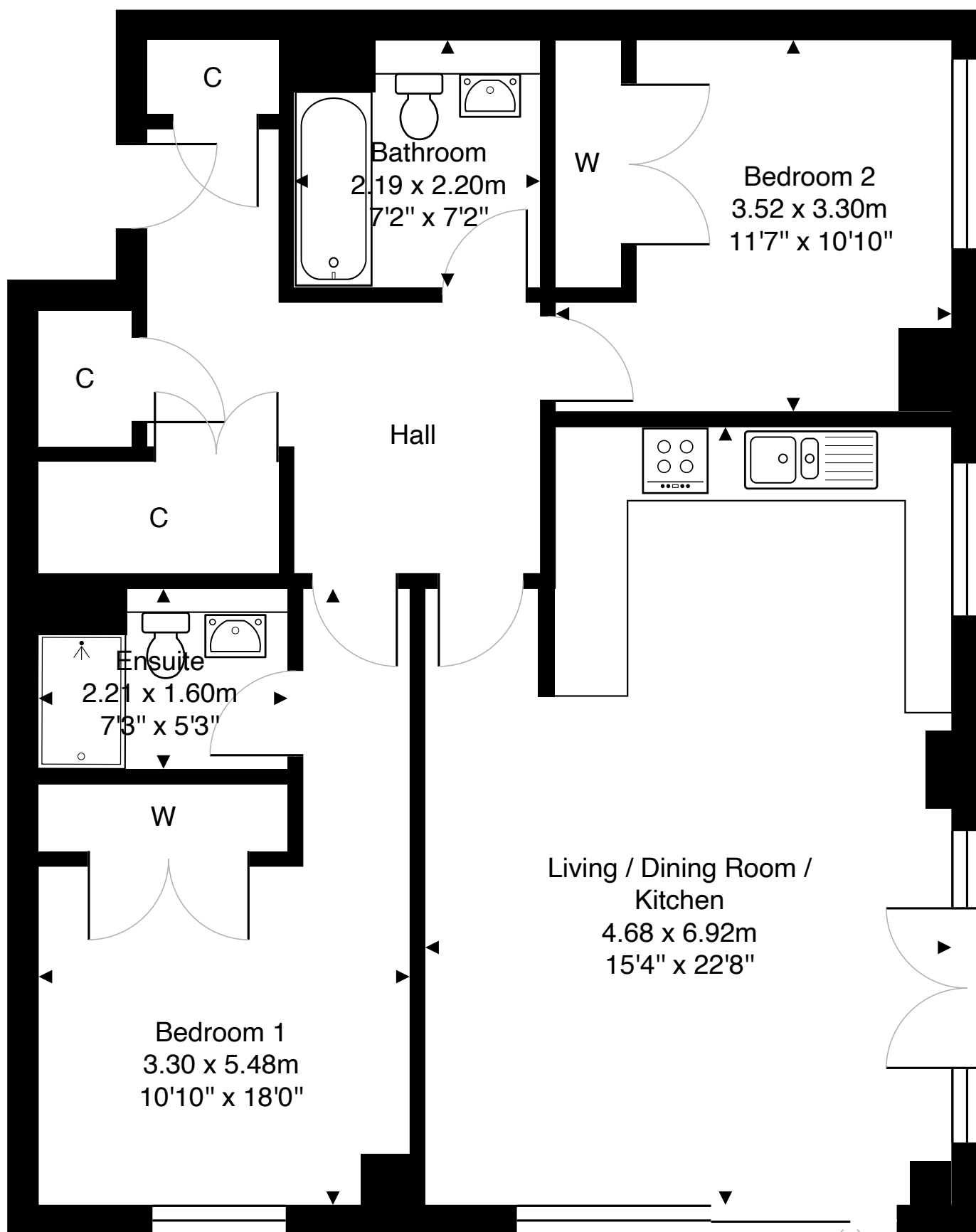




There is a contemporary main bathroom fitted with a modern three-piece suite and mains-powered shower, and the entrance hall provides excellent integral storage with three cupboards, secure video entry system, and laminate flooring, offering a practical and well-organised layout.







Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: C



In addition to this, the property benefits from a generous, partially covered private deck, an allocated parking space within the secure underground residents' car park, visitor parking bays, and further nearby on-street parking. Additional features include gas central heating, aluminium-framed double glazing, TV and telephone points, and a factored residential environment.

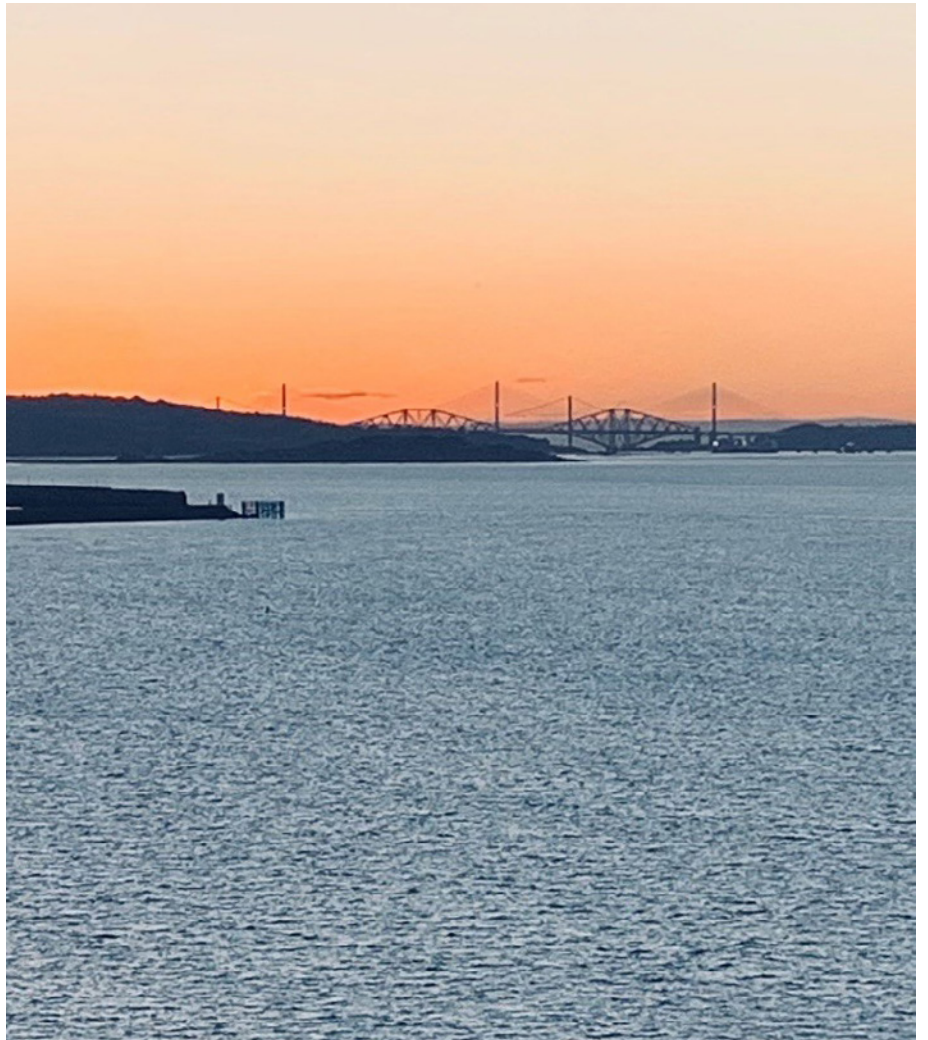
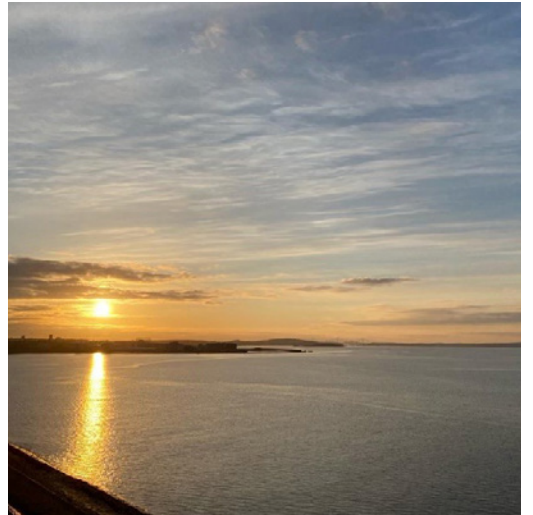
This is a rare opportunity to acquire a premium, coastal flat in a prime Edinburgh location, offering exceptional views which to appreciate in entirety viewing is suggested.















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Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city centre.

Lighthouse Park awaits at the end of the harbour, treating visitors to breath-taking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A short journey 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.

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# McEwan Fraser Legal

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