

# Flat 4, 10 Western Harbour Midway

NEWHAVEN, EDINBURGH, EH6 6PT



*Generous two bed, two bath, apartment in sought  
after Western Harbour development*



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McEwan Fraser Legal is delighted to present this spacious, first floor, two-bedroom apartment in Edinburgh's sought after Western Harbour development. The property is in good internal order and comprises two double bedrooms with en suite to master, generous open plan kitchen, living and dining room, main bathroom and welcoming entrance hallway with integrated storage. The property also benefits from access to the landscaped communal gardens in the centre of the development, electric heating, double glazing, secure entry system and a secure car park.

# THE LOUNGE/KITCHEN



Internally, the proportions of the property are immediately impressive. The accommodation is focused on the generous open-plan kitchen, living and dining room with floods of natural light and views to the Fife Coastline and the Firth of Forth. This is a naturally bright and spacious room, with ample floor space, which offers tremendous flexibility for a purchaser to create their ideal entertaining space.





The kitchen, positioned to one side of the living and dining room, comprises a full range of base and wall mounted units finished with high quality contrasting work surfaces. There is plenty of prep and storage space alongside an integrated electric oven and hob, fridge freezer and dishwasher.



The bedrooms are both well-proportioned doubles. The master bedroom enjoys plenty of space for traditional bedroom furniture alongside an integrated wardrobe and attached en-suite shower room. The second bedroom also enjoys an integrated wardrobe.

# THE MASTER BEDROOM & EN-SUITE

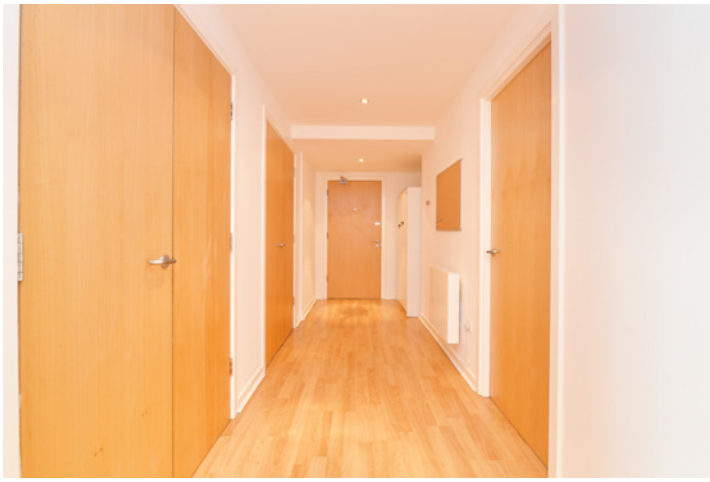






## BEDROOM 2





Accommodation is completed by the welcoming entrance hallway which gives access to all rooms including the main bathroom and includes two large integrated storage cupboards. The hall is spacious enough to accommodate a desk creating an ideal home office workspace. The main bathroom is partially tiled and includes a white suite with a shower over the bath.

## THE BATHROOM





The is a generous, well-presented apartment that has excellent potential for end-user and investor alike.  
Viewing is highly recommended.

# EXTERNALS & VIEWS

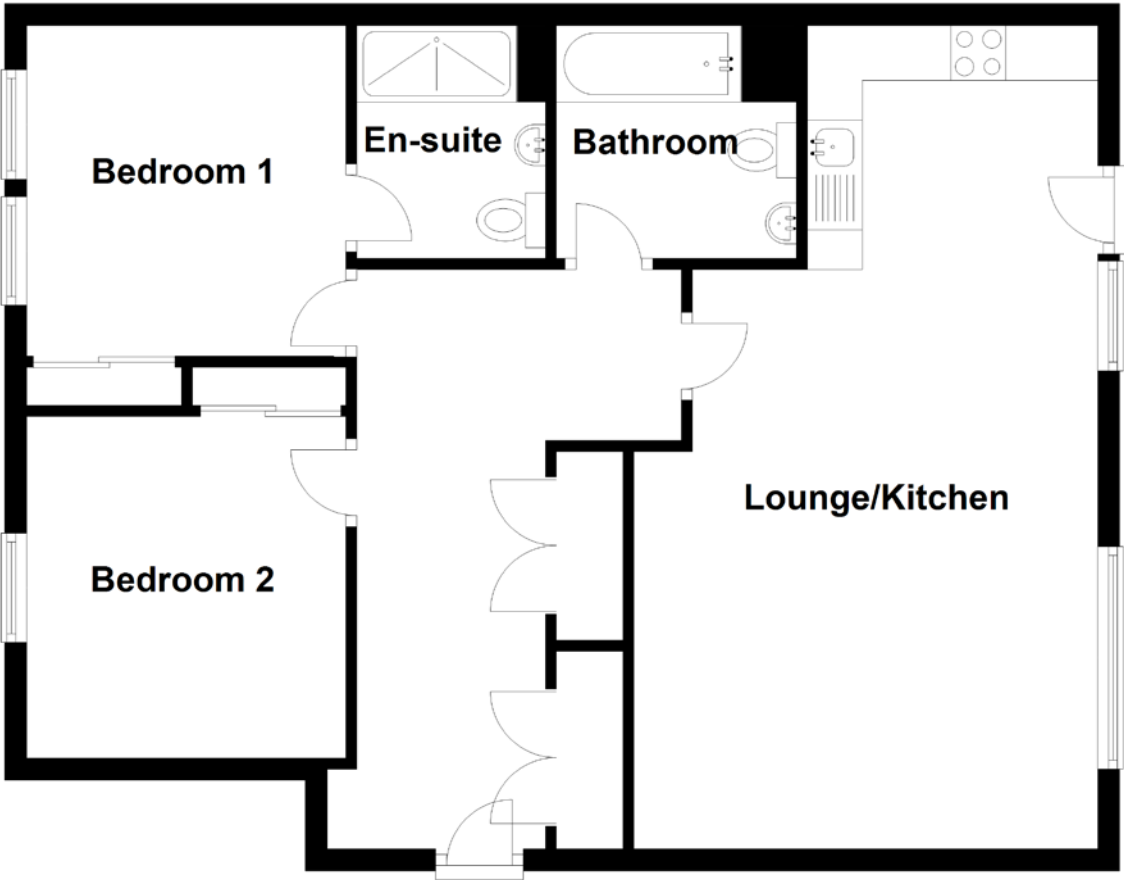




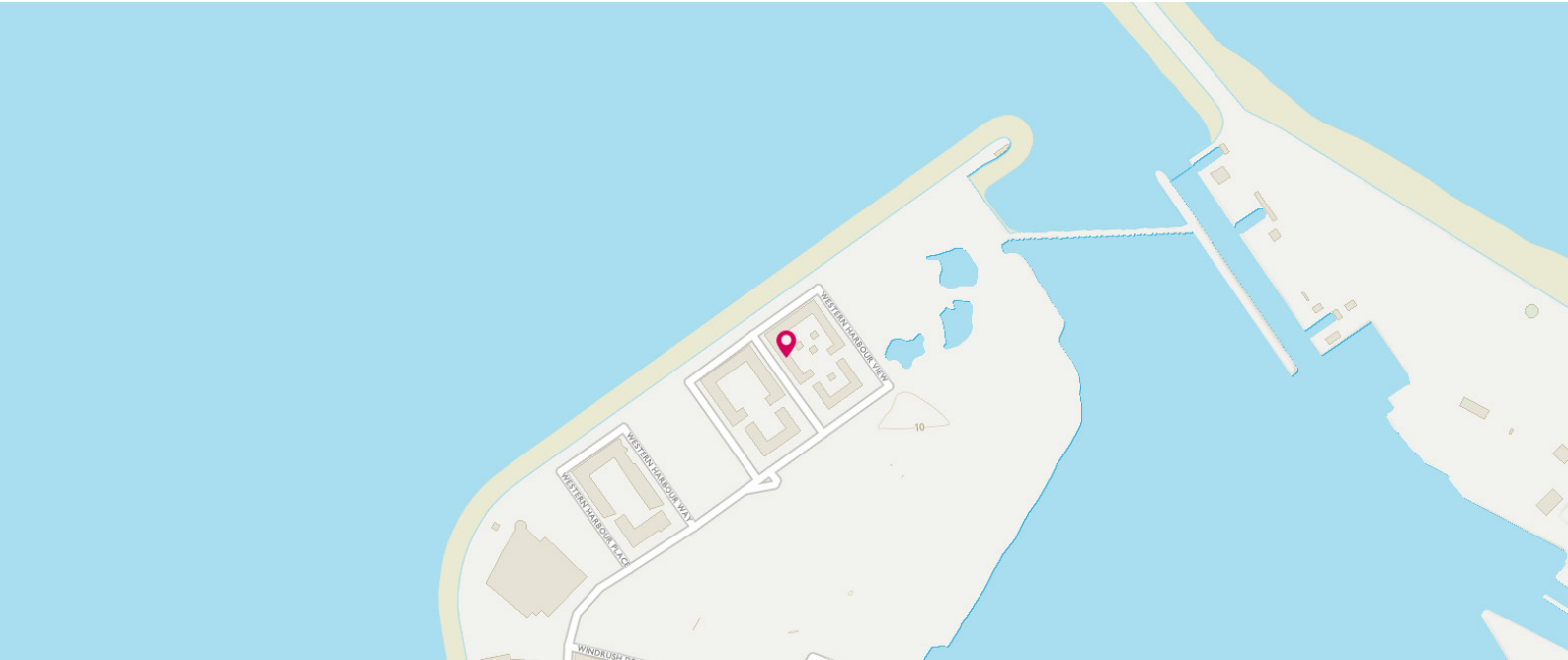




# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	3.11m (10'3") x 2.91m (9'7")
		Bathroom	2.19m (7'2") x 2.12m (7')
Lounge/Kitchen	7.50m (24'7") x 4.23m (13'11")	Gross internal floor area (m <sup>2</sup> ): 75m <sup>2</sup>	
Bedroom 1	3.46m (11'4") x 2.91m (9'7")	EPC Rating: C	
En-suite	2.15m (7'1") x 1.72m (5'8")		





# 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.

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.

The tram line is due to extend down to Leith and there are currently good transport links to the city centre and the airport. David Lloyds gym is also a short two minutes' walk away enjoying both indoor and outdoor swimming pools and tennis courts.

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

  
Solicitors & Estate Agents

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