

3/25 Western Harbour Drive

NEWHAVEN, EDINBURGH, EH6 6LR



*SPACIOUS TWO BEDROOM TOP FLOOR FLAT
IN EDINBURGH'S RENOWNED WESTERN
HARBOUR DEVELOPMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



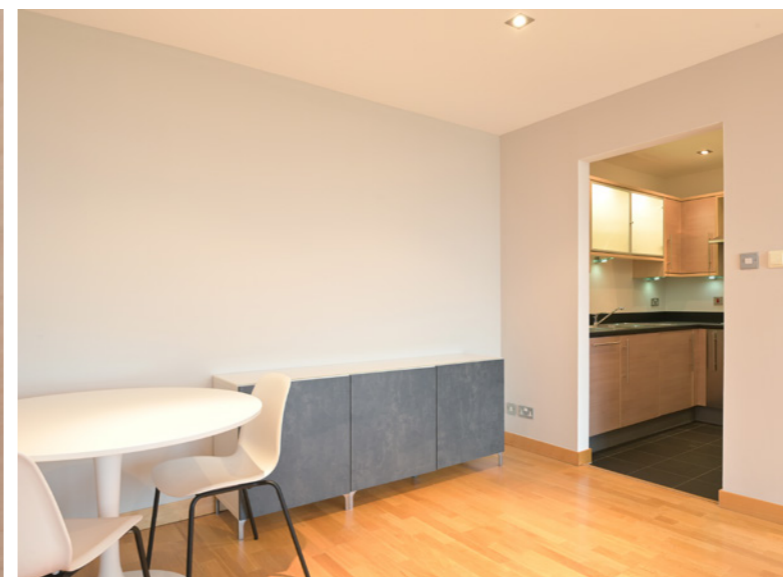
info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat in excellent condition to the market.

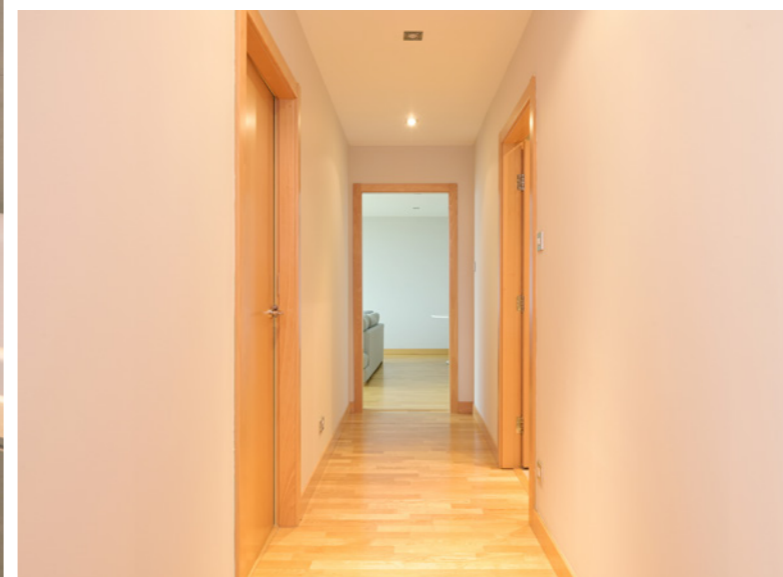
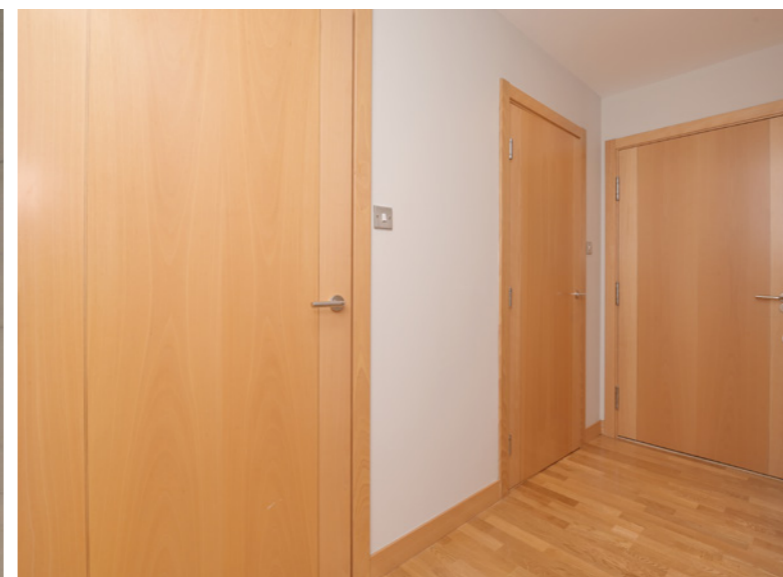
Inside, the property comprises of a spacious living which features excellent views of Edinburgh and is flooded with natural light from the wall-to-wall windows with access to the generous balcony, which overlooks Edinburgh's skyline.



The fully equipped kitchen is accessed from the living/dining room. The kitchen is ample and fitted with hob, fan oven, washing machine, dishwasher and fridge freezer.



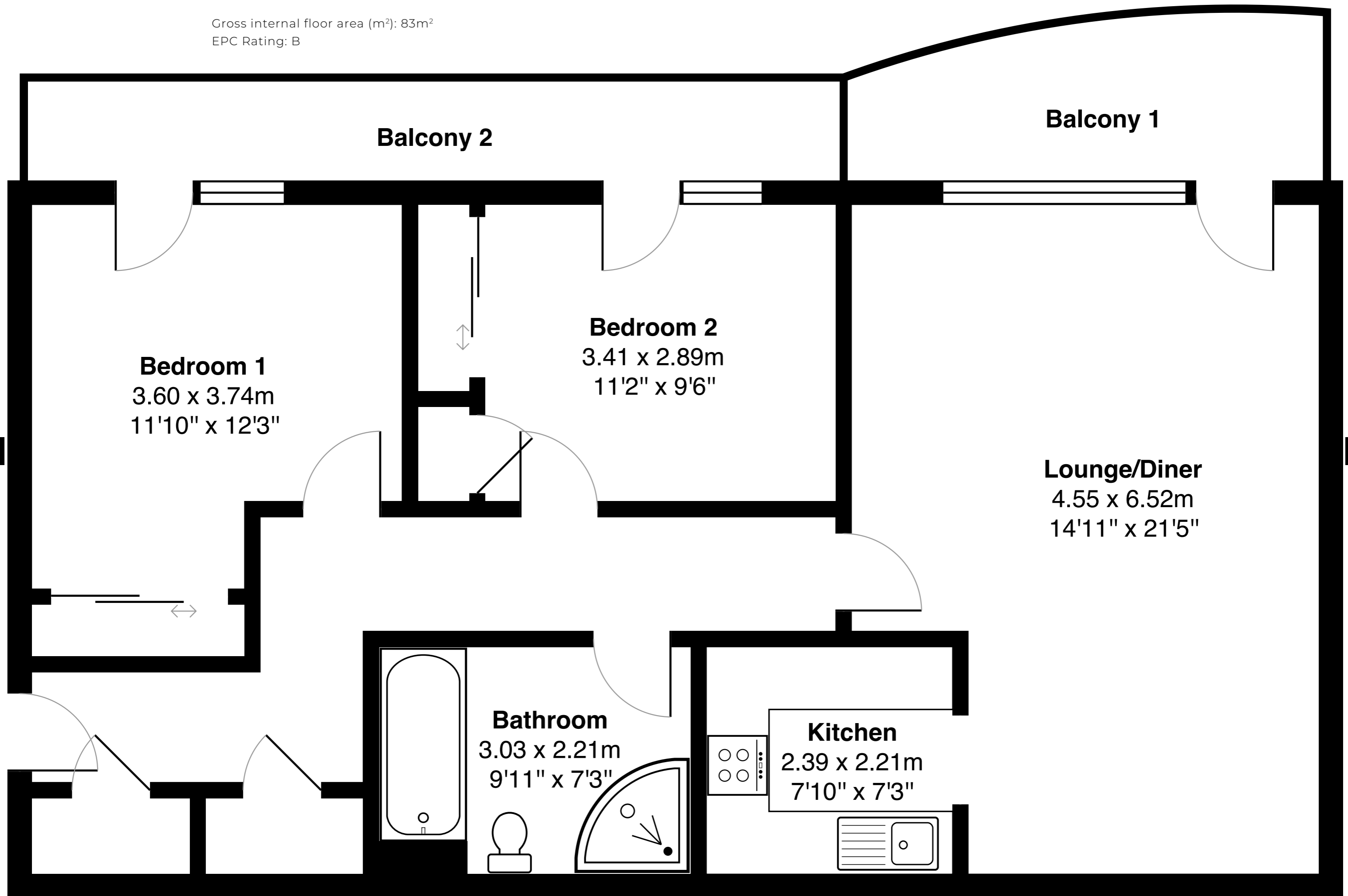
The property benefits from two double bedrooms which both benefit from integrated storage and access to the second balcony.



There is one modern four-piece bathroom suite with a separate shower. Excellent use of space and has been well maintained.



Gross internal floor area (m²): 83m²
EPC Rating: B



12

13



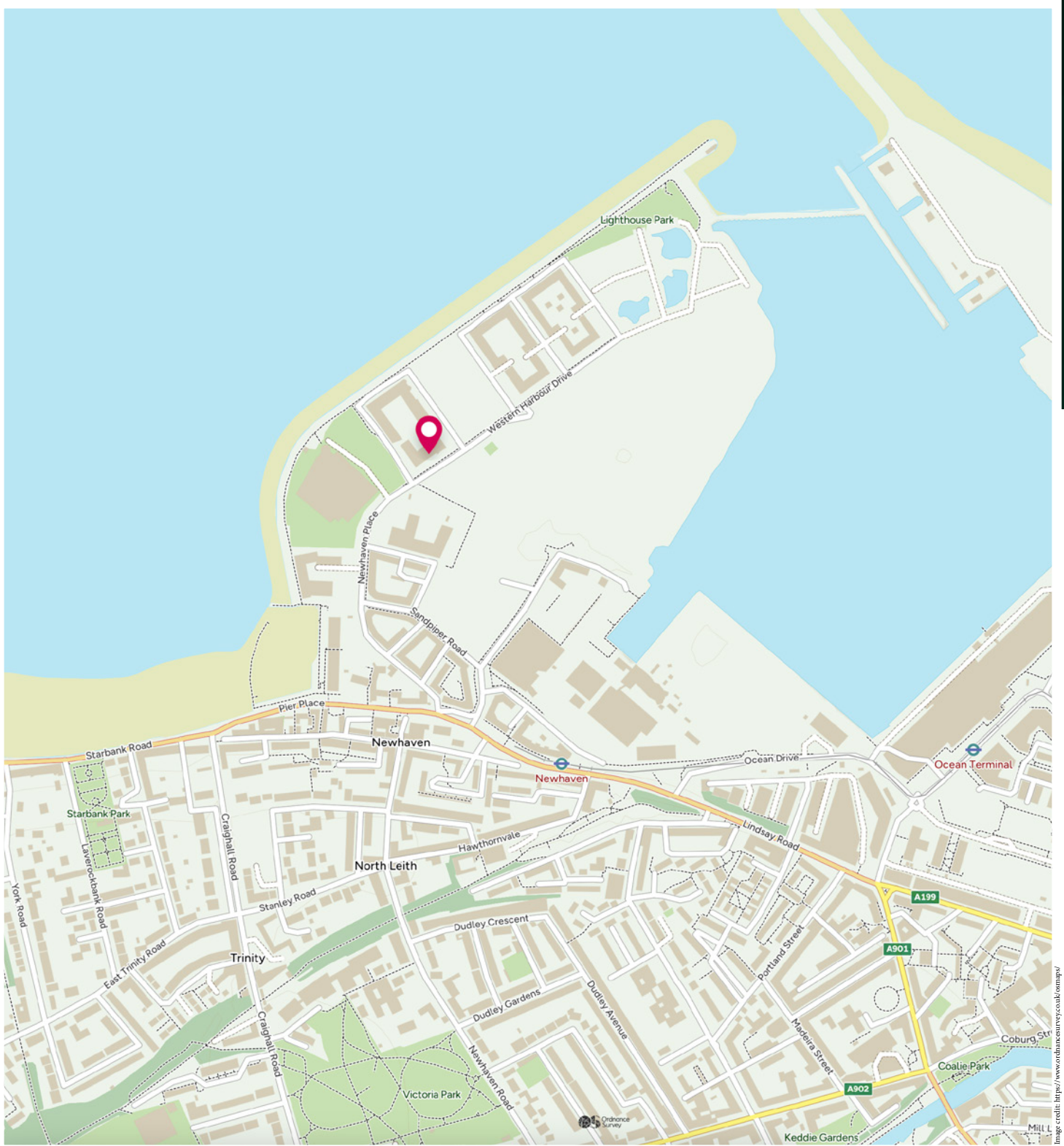
In addition to this, the property includes underground car parking, free on-street parking, gas central heating and modern double-glazed windows, making for a cosy, cost-effective home, year-round.

THE LOCATION

Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its recent 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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