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Solicitors & Estate Agents

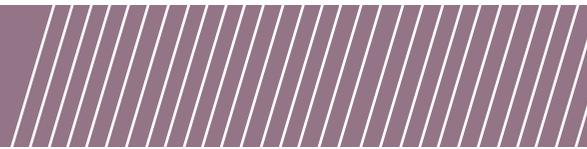
0131 524 9797

7/22 Western Harbour View

NEWHAVEN, EDINBURGH, EH6 6PF

NEWHAVEN

EDINBURGH, EH6 6PF



PROVIDING PICTURESQUE VIEWS OF THE FIRTH OF FORTH AND EDINBURGH CASTLE

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 housing estates.

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. Portobello and Cramond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in fifteen minutes and have unlimited access to the rest of the city.



7/22

WESTERN HARBOUR VIEW

SPACIOUS SEVENTH -FLOOR APARTMENT

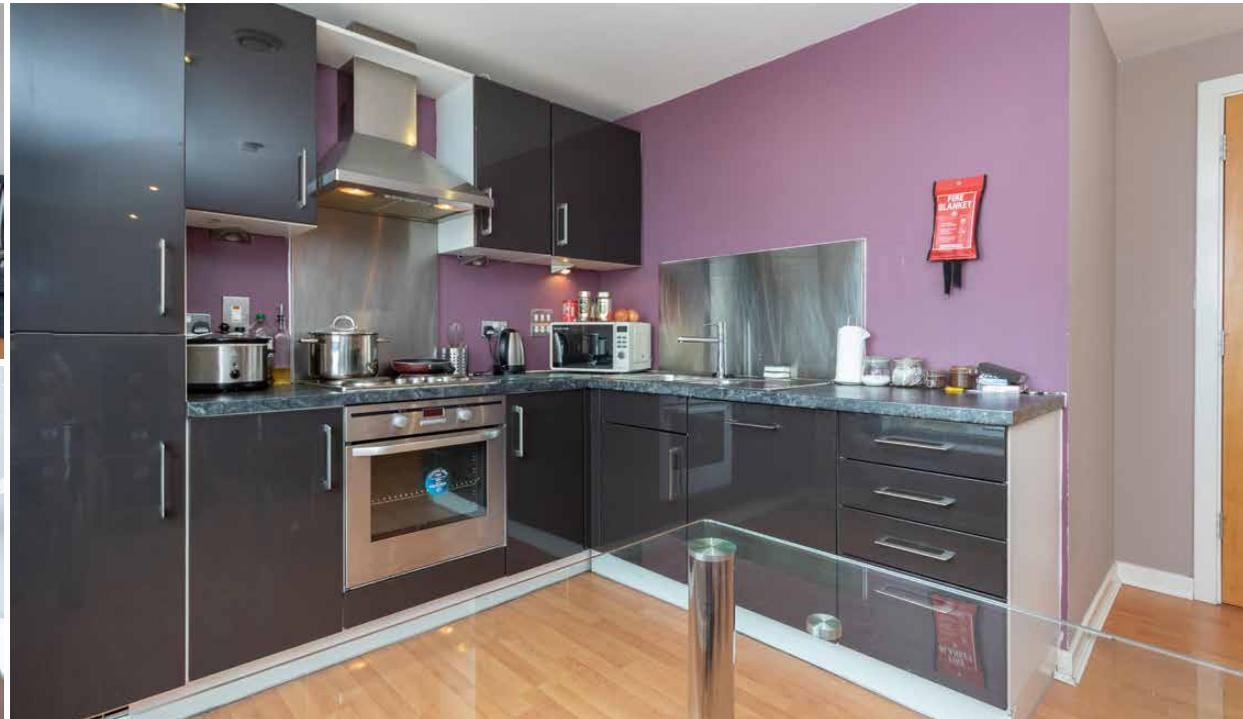
An excellent opportunity has arisen to acquire this spacious two bedroom seventh-floor apartment, well located within the popular Newhaven area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a double utility cupboard as well as a double cloak cupboard and an open plan lounge/kitchen/diner which benefits from an integrated electric 4 hob/oven, extractor hood, fridge/freezer, under-unit lighting and picturesque views across the Firth of Forth and to Fife.

There are two double bedrooms, both with built-in wardrobes and provide views of Edinburgh Castle while one with a three-piece, partially tiled en-suite shower-room with extractor fan.

The three-piece, partially tiled bathroom has an over-head shower and a further extractor fan.

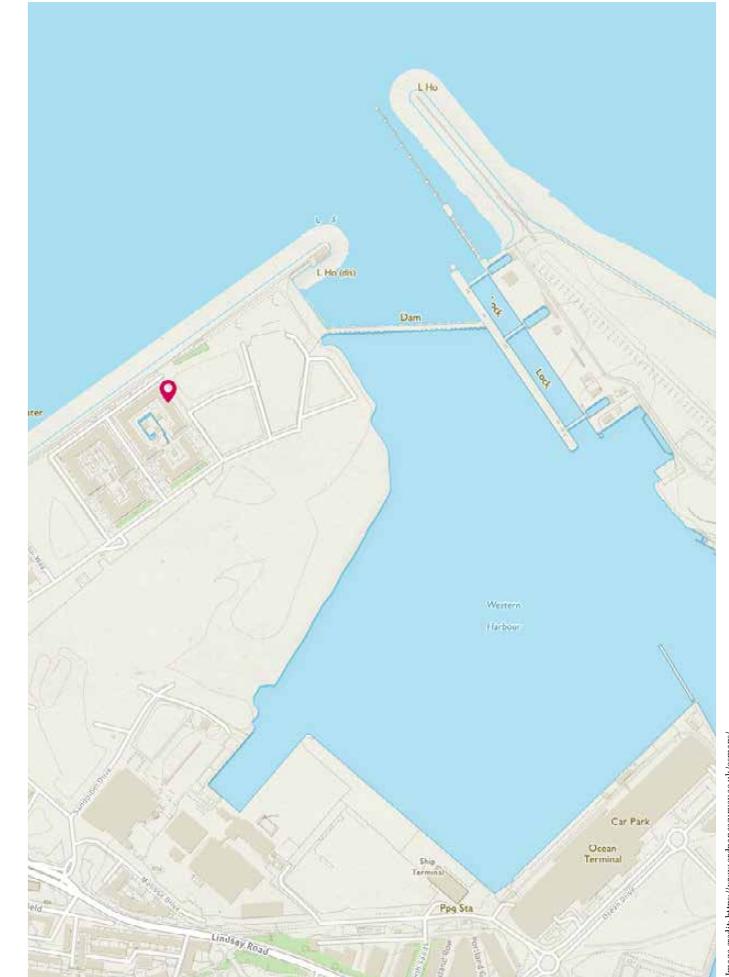
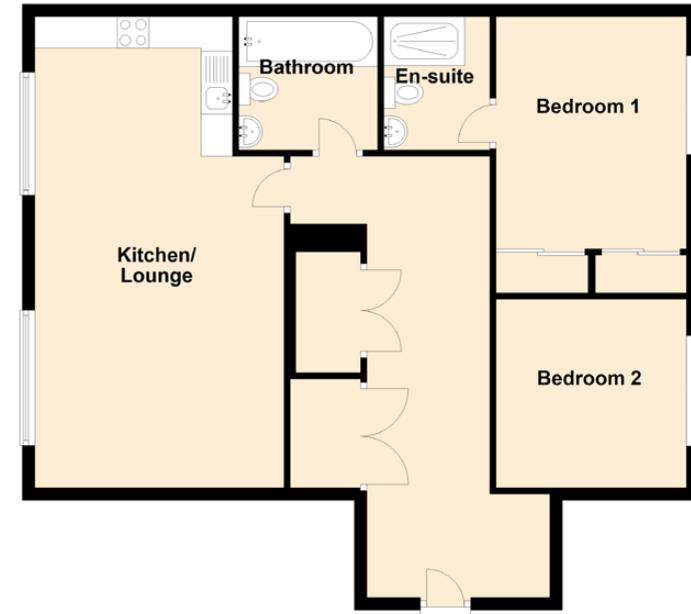
This property also benefits from secure door entry system, a lift, gas central heating, full double glazing, communal garden grounds surrounding the property, with a courtyard to the rear and unallocated under-ground parking with fob access as well as bin and bike storage units.





SPECIFICATIONS

FLOOR PLAN AND PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)

Kitchen/ Lounge	7.49m (24'7") x 3.97m (13')
Bathroom	2.21m (7'3") x 2.20m (7'3")
En-suite	2.12m (6'11") x 1.69m (5'7")
Bedroom 1	3.69m (12'1") x 3.03m (9'11")
Bedroom 2	3.10m (10'2") x 3.03m (9'11")

Gross internal floor area (m²): 76m² | EPC Rating: C

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




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

**Part
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Surveyor



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AOIFE MCDONALD
Photographer



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ABBEY TURPIE
Designer