




McEwan Fraser Legal

Solicitors & Estate Agents

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9/5 Western Harbour View

NEWHAVEN, EDINBURGH, EH6 6PG

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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.



9/5 WESTERN HARBOUR VIEW

NEWHAVEN, EDINBURGH, EH6 6PG

An excellent opportunity has arisen to acquire this modern three-bedroom first-floor apartment, making for an ideal buy-to-let opportunity or city centre residence, while being 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 cloak cupboard as well as a double utility cupboard and a dual aspect, open plan lounge/kitchen/diner which benefits from a range of integrated appliances, including a ceramic 4 hob, extractor hood, two ovens and a microwave,

The master bedroom has double built-in wardrobes and a three-piece, partially tiled ensuite shower-room with double shower cubicle, while there are two further double bedrooms,

one of which also has double built-in wardrobes.

The three-piece, partially tiled bathroom has an overhead shower.

This property also benefits from; secure door entry system, a lift, wall-mounted electric heating system and full double glazing. The communal garden grounds surrounding the property include a courtyard to the rear and the underground parking with fob access accommodates for residents, while on-street parking accommodates for visitors.

Finally, there is no doubt that the main selling point of this apartment is the picturesque views that it provides across the Firth of Forth and to Fife, a view that only some of the apartments within the Western Harbour development enjoy.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.28m (14'1") x 2.00m (6'7")
Kitchen	5.20m (17'1") x 2.69m (8'10")
Bedroom 1	5.15m (16'11") x 3.32m (10'11")
En-suite	2.19m (7'2") x 1.70m (5'7")
Bedroom 2	5.31m (17'5") x 4.18m (13'9")
Bedroom 3	4.61m (15'1") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.98m (6'6")

Gross internal floor area (m²): 112m² | EPC Rating: B

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.

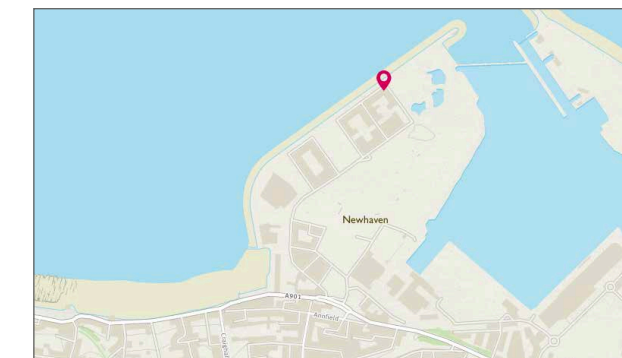


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