

11/41 Western Harbour Midway

NEWHAVEN, EDINBURGH, EH6 6LG



*THE PROPERTY ENJOYS AN ELEVATED POSITION
WITH ASTONISHING VIEWS OVER THE CITY*



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McEwan Fraser is delighted to present this magnificent three-bedroom modern apartment to the market. The property enjoys an elevated position with astonishing views over the city, Port of Leith, and the Firth of Forth. Internally, the property is presented in excellent condition. Benefits included gas central heating, double glazing, a secure underground car park, a secure entry system, and lift access.



The accommodation is focused on a stunning open-plan kitchen and living room which enjoys triple aspect, tremendous levels of natural light, and two separate balconies. The living area has ample floor space for a large suite and a dining table. The proportions give flexibility, and a new owner will have plenty of opportunity to create their ideal entertaining space.





The kitchen is a lovely piece of contemporary design and includes an ample range of base and wall-mounted units that are set against a tiled splashback. There is plenty of prep and storage space and a range of integrated appliances including a mixed-fuel hob, an oven, a grill, a dishwasher, a fridge freezer, and a dishwasher.



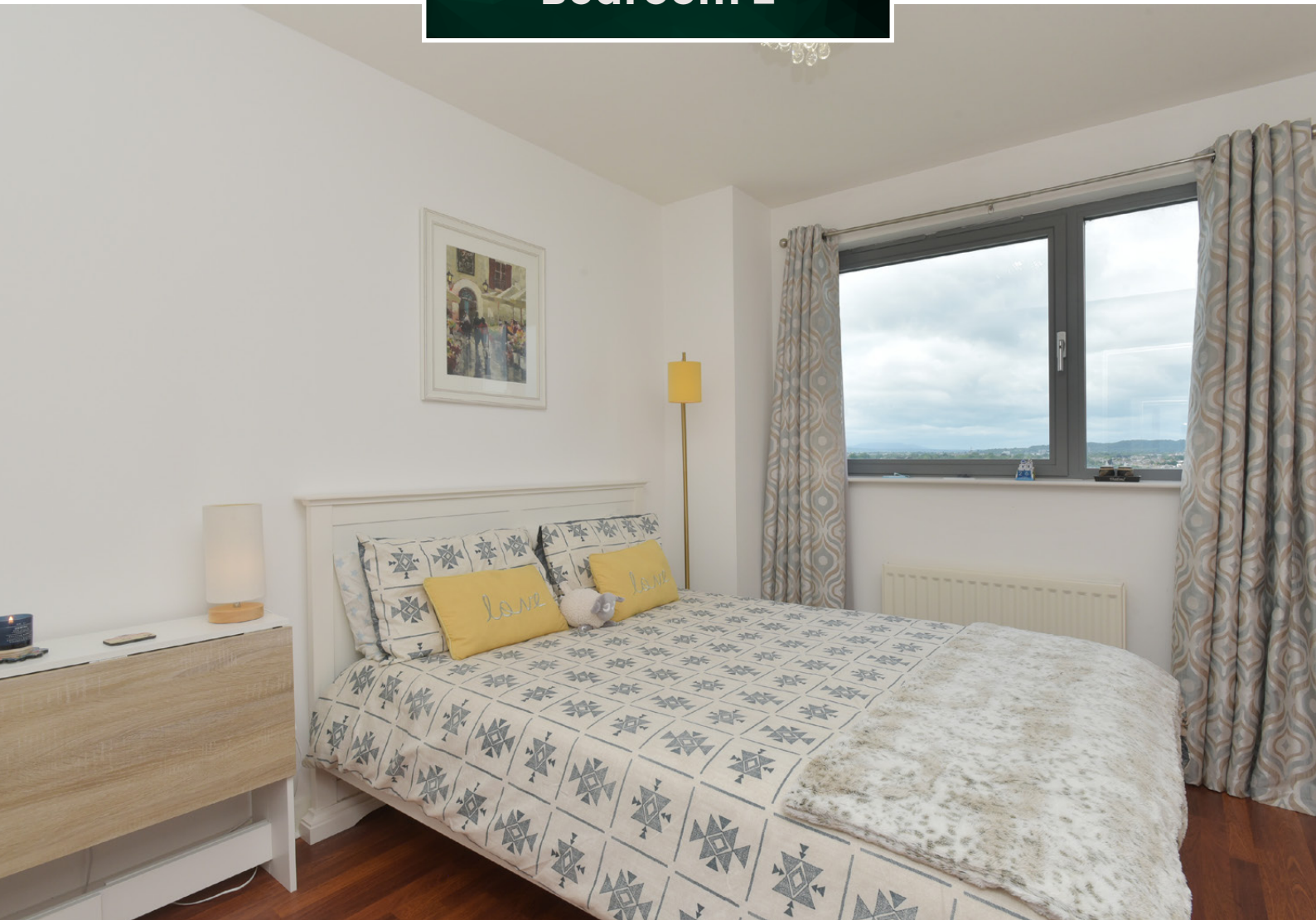


An L-shaped central hallway has integrated storage and gives access to all three bedrooms and the master bathroom. Bedroom one is a large double bedroom with two integrated wardrobes and plenty of space for a full suite of bedroom furniture. This bedroom also has access to an en-suite shower room which has contemporary tiling, a white suite, and a mains shower. Bedrooms two and three are further double bedrooms that both include integrated wardrobes.





Bedroom 2





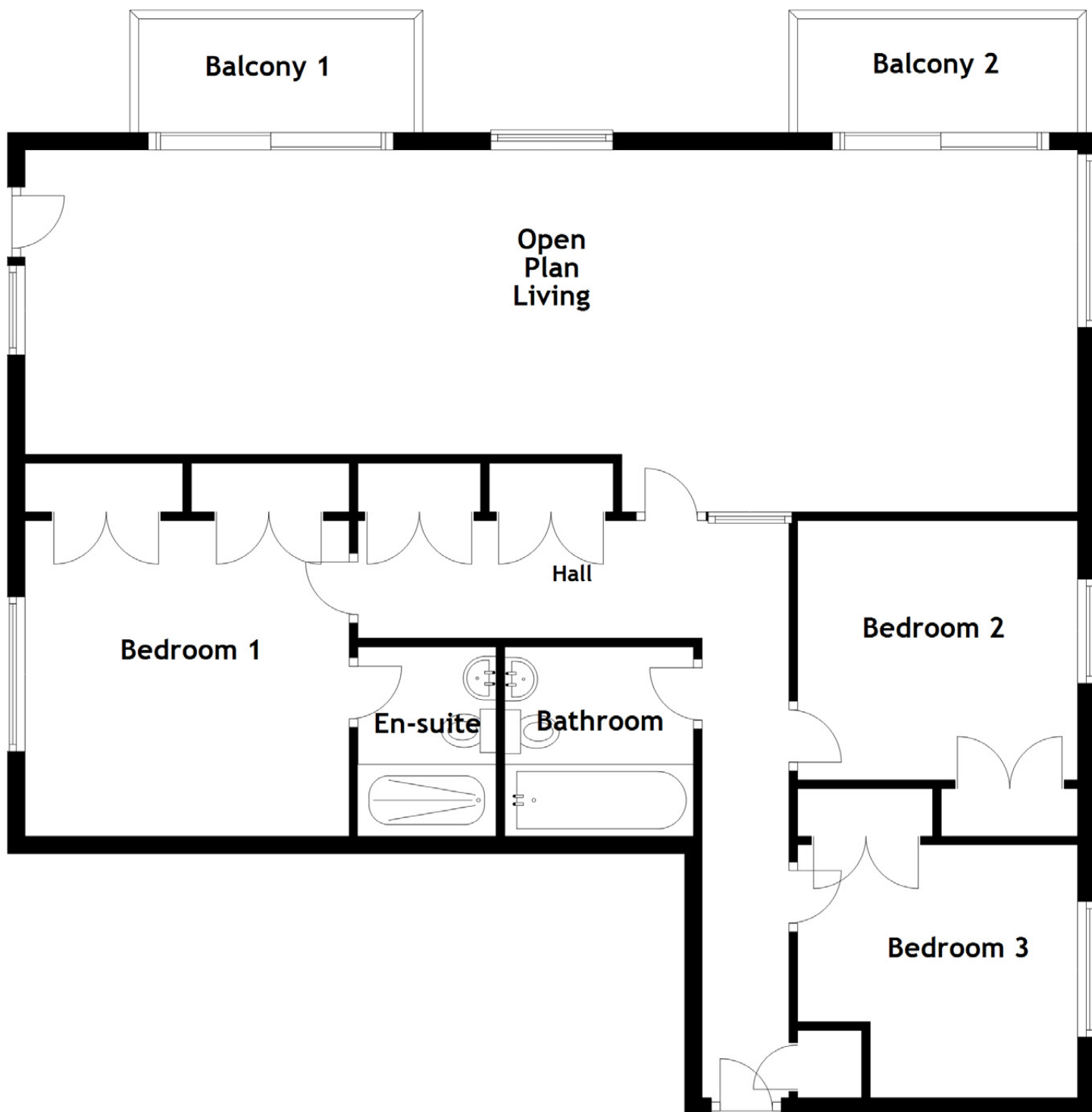
Bedroom 3





The internal accommodation is completed by the master bathroom which has full tiling and a three-piece white suite with a mains shower over the bath. This is a magnificent apartment in excellent condition. Viewing is essential to fully appreciate both the quality of the finish and the incredible position of the property.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	12.07m (39'7") x 4.15m (13'7")	Bathroom	2.17m (7'1") x 2.16m (7'1")
Bedroom 1	3.72m (12'2") x 3.62m (11'10")		
En-suite	2.17m (7'1") x 1.58m (5'2")	Gross internal floor area (m ²): 108m ²	
Bedroom 2	3.21m (10'6") x 2.98m (9'9")	EPC Rating: B	
Bedroom 3	3.21m (10'6") x 2.90m (9'6")		





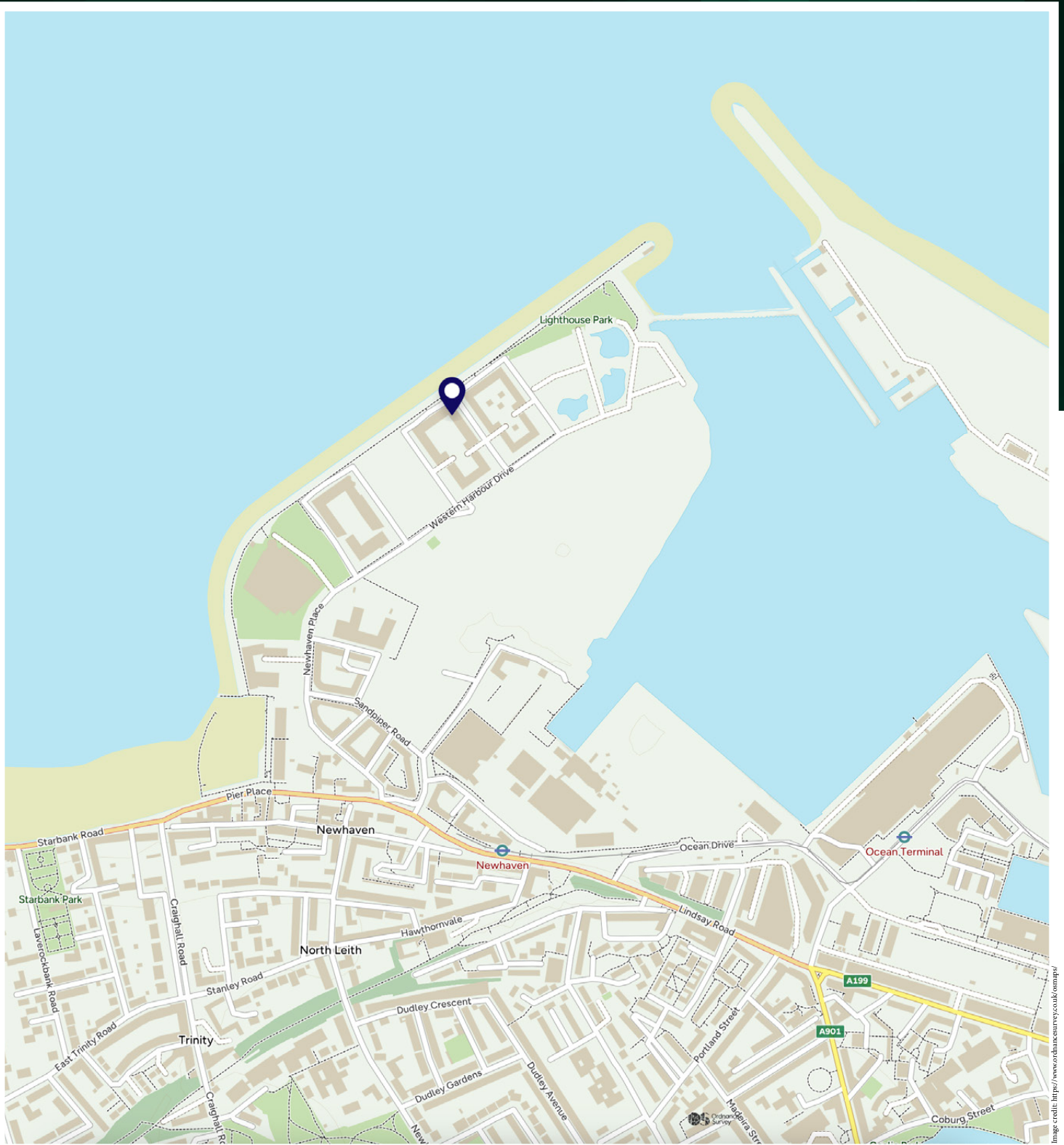


Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat close to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally,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





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