

# 11/4 Western Harbour Midway

NEWHAVEN, EDINBURGH, EH6 6LG



*Spacious & Modern Three Bedroom  
Ground Floor Flat In Newhaven*



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McEwan Fraser Legal is delighted to present this three bedroom ground floor flat in this popular development with beautiful sea views. The property is situated in Newhaven. The property is in walk-in condition having been well cared for and recently redecorated by the current owner.

# THE LOUNGE/KITCHEN



Inside, the property comprises of:

- Fully equipped breakfasting kitchen which is in a large open plan lounge. The kitchen is fitted with integrated appliances, hob, fan oven, fridge freezer and dishwasher. The room is flooded by natural light and has uninterrupted sea views and provides access onto a private terrace.







- There are two bathrooms in the property. One of which is the three-piece family bathroom and the other is a three-piece en suite shower room in the master bedroom. Both modern and well maintained.
- The apartment is well served by three spacious double bedrooms. The master bedroom is fitted with a three-piece en suite shower room and the bedrooms benefit from integrated and freestanding furniture options.
- In addition, the property also benefits from good storage and a utility cupboard in the hallway which accommodates the laundry facilities for the property.

## THE BATHROOM





# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





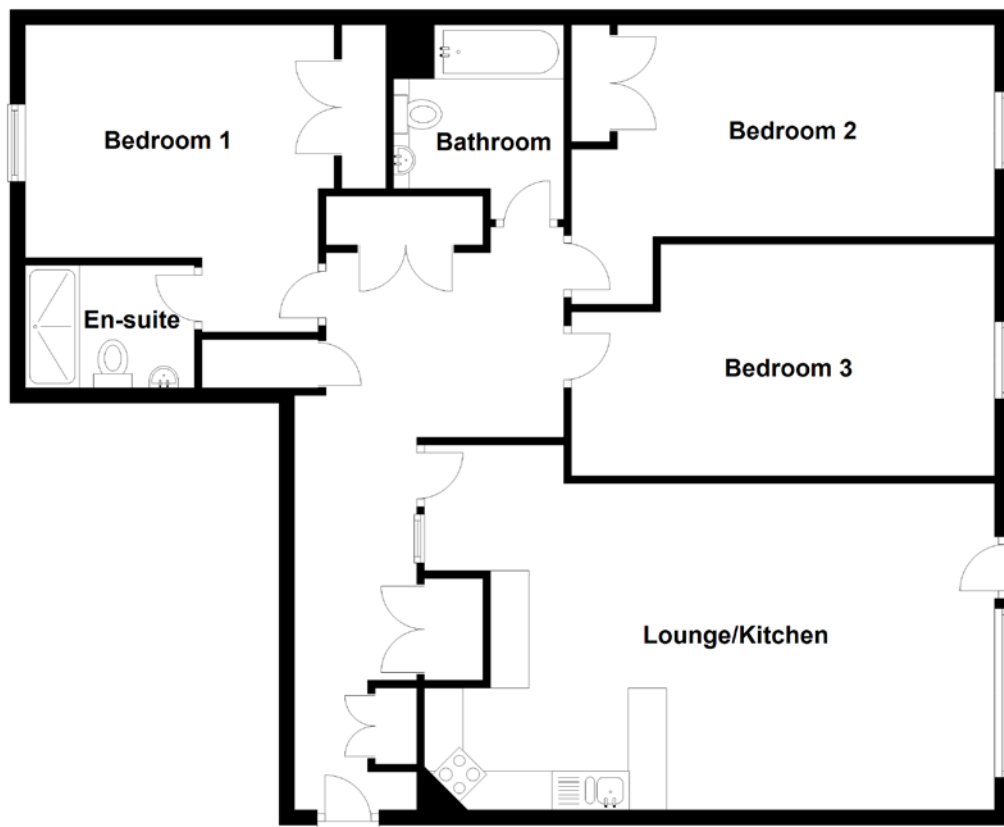
It is worth noting that the apartment has access to underground secured parking, free on-street parking, electric boiler central heating system and fully double glazed windows. This property is a must-see both because of the views and how bright it is.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

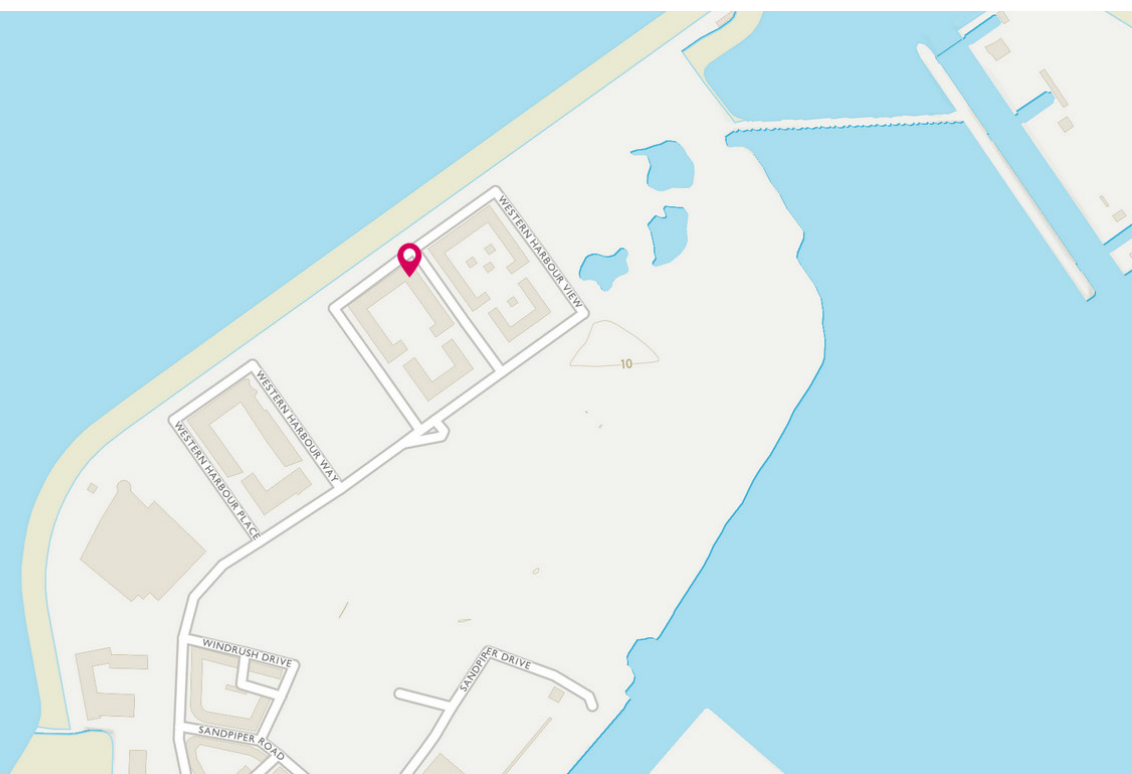


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	7.74m (25'5") x 4.73m (15'6")
Bathroom	2.52m (8'3") x 2.21m (7'3")
Bedroom 1	3.98m (13'1") x 3.80m (12'6")

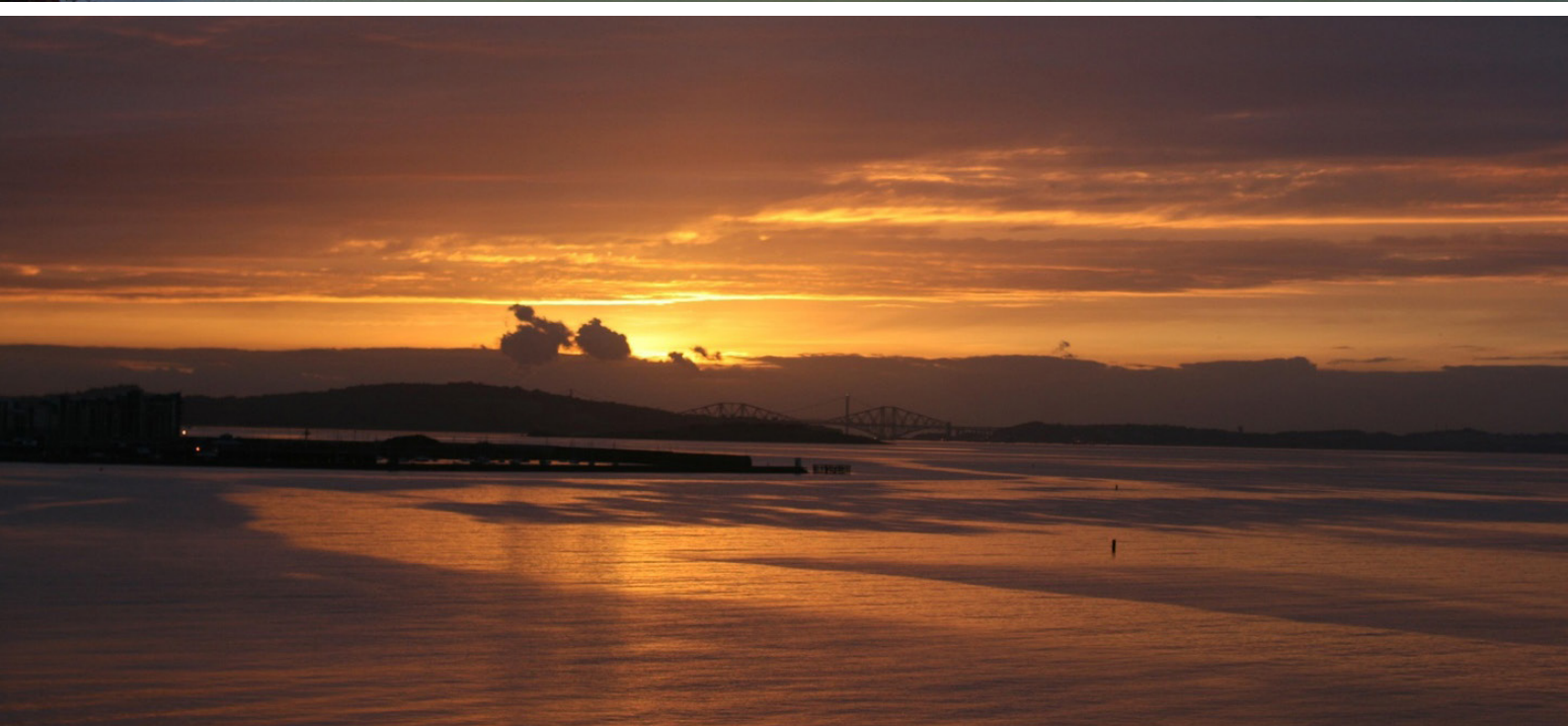
En-suite	2.19m (7'2") x 1.59m (5'2")
Bedroom 2	5.49m (18') x 3.62m (11'11")
Bedroom 3	5.49m (18') x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>  
EPC Rating: B



# 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 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, as well as the recently completed tram service, 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.



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