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7/1 Western Harbour View

EDINBURGH, EH6 6PF

7/1 WESTERN HARBOUR VIEW



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 developments.

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, all from a stop within the development itself.

PROPERTY

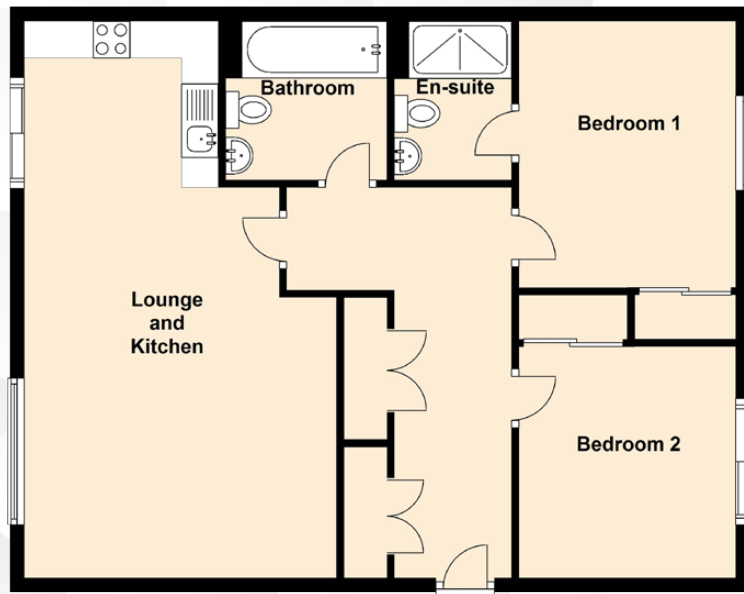
An excellent opportunity has arisen to acquire this highly desirable two bedroom, ground floor apartment, well situated within the popular Newhaven area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order. The entrance hallway has two double storage cupboards, one of which is used as a utility cupboard. The bright and spacious lounge/kitchen/diner, benefits from an integrated electric four hob/oven, extractor hood, fridge, freezer, dishwasher and provides more than adequate storage space and views across The Firth of Forth. The master bedroom has double built-in wardrobes and a three-piece, partially tiled en-suite shower-room with double shower cubicle, chrome heated towel rail and extractor fan. A second double bedroom also has double built-in wardrobes. The three-piece, partially tiled bathroom, benefiting from an over-head shower, chrome heated towel rail and extractor fan completes the property.

This property also benefits from a secure video entry system, electric heating, full double glazing, a lift which takes you directly down to the secure under-ground parking, with remote control entry, more than adequate on-street parking to accommodate for visitors and communal garden grounds surrounding the property, including a well maintained court yard to the rear.



FLOOR PLAN & SPECS...



Approximate Dimensions
(Taken from the widest point)

Lounge and Kitchen	7.50m (24'7") x 4.25m (13'11")
Bedroom 1	3.63m (11'11") x 2.95m (9'8")
En-suite	2.16m (7'1") x 1.60m (5'3")
Bedroom 2	3.15m (10'4") x 2.95m (9'8")
Bathroom	2.20m (7'3") x 2.16m (7'1")

Gross internal floor area (m²) - 73 m²

EPC Rating - D

Extras
(Included in the sale)

Fixtures and fittings, including, blinds, curtains, light fittings, carpets and fitted floor coverings.

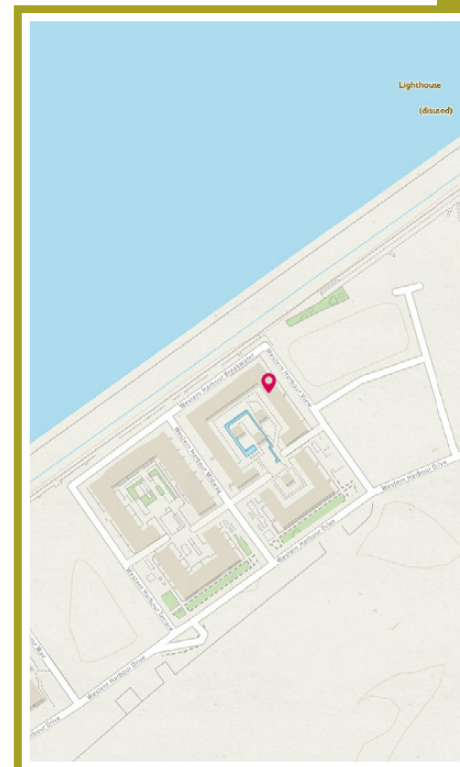


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Part
Exchange
Available

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Text and description
SCOTT CAMERON
Survivor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer