




McEwan Fraser Legal

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NEWHAVEN, EDINBURGH, EH6 6LP



NEWHAVEN, EDINBURGH

- 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.

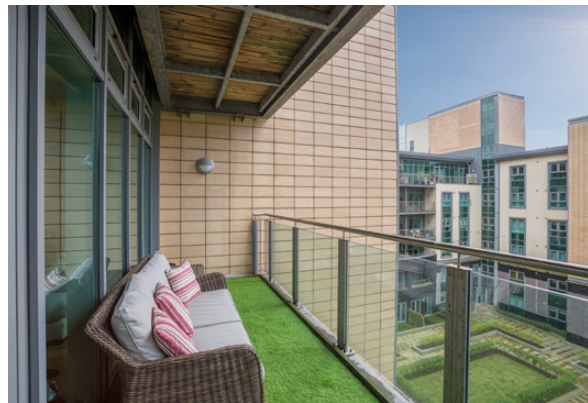
A few moments away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and Post Office services. If this isn't enough there is also a local Asda store and 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, Portobello and Crammond beaches are also within easy reach, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk.

- 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.



LOUNGE & KITCHEN



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

· Internally this accommodation is in excellent newly decorated order, briefly comprising of a spacious entrance hallway including a meter cupboard and a laundry room with shelving.

· A bright and spacious lounge/diner with access onto the fully south facing balcony overlooking the communal court yard and leading onto the fully fitted, partially tiled modern kitchen with mood lighting, and benefiting from a range of LG integrated appliances, including five gas hob/oven, extractor hood, oven/grill, fridge freezer, dishwasher and under-unit lighting.

· This property also benefits from a bright and spacious master bedroom with a double built-in wardrobe, access onto a further balcony, providing views across the Firth of Forth and to Fife as well as across to The Royal Yacht Britannia. A four piece, fully tiled en-suite bathroom, benefitting from an overhead shower, including from a hand-held shower, heated mirror, chrome heated towel rail and an extractor fan. A further very large, double bedroom with treble built-in wardrobes and a storage cupboard which also houses the boiler. Finally there is a three piece fully tiled modern family bathroom, benefitting from an over head shower, chrome heated towel rail and extractor fan.

· This property also benefits from energy efficient lighting throughout, secure video entry system, under-floor heating system throughout, full double glazing. There is a lift which takes you directly down to the secure underground parking with an allocated space and remote control entry system. The property has more than adequate on-street parking to accommodate for visitors and communal garden grounds surrounding the property, including concierge service, as well as storage for bikes and bins, and a well maintained courtyard to the rear.

"...AN EXCELLENT OPPORTUNITY HAS ARISEN TO ACQUIRE THIS HIGHLY DESIRABLE TWO BEDROOM FOURTH FLOOR APARTMENT, WELL SITUATED WITHIN THE NEWHAVEN AREA OF EDINBURGH..."



BEDROOMS & BATHROOMS



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Kitchen	3.24m (10'8") x 2.94m (9'8")
Lounge	5.82m (19'1") x 4.45m (14'7")
Bedroom 1	5.07m (16'8") x 3.62m (11'11")
Bedroom 2	5.95m (19'6") x 3.51m (11'6")
Bathroom	2.24m (7'4") x 2.09m (6'10")
En-suite Bathroom	2.93m (9'7") x 2.45m (8')
Utility Room	2.81m (9'3") x 1.36m (4'6")

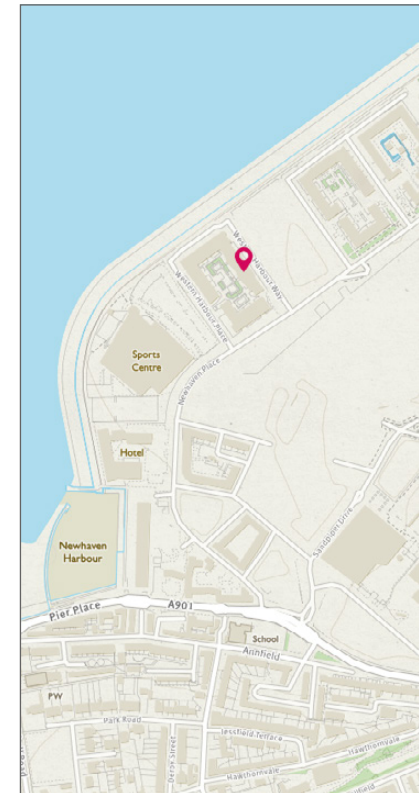
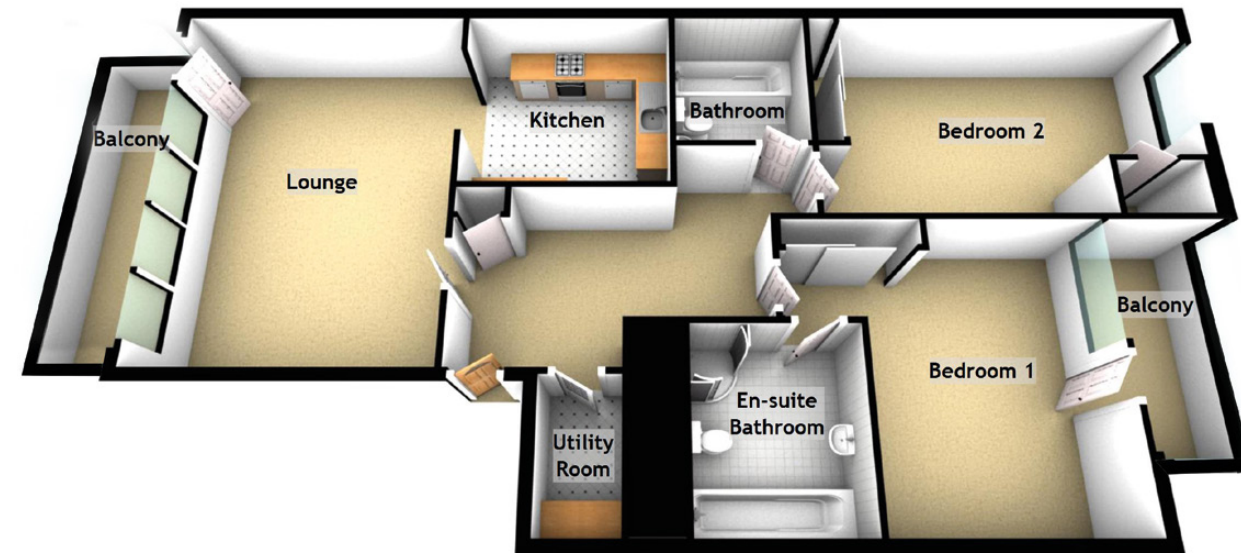
Gross internal floor area (m²) - 108m²

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.

DIMENSIONS - FLOOR PLAN - LOCATION





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Professional photography
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