



7/28 WESTERN HARBOUR VIEW

EDINBURGH, EH6 6PF

Newhaven is a popular residential area situated to the north of Edinburgh City centre. The community is well provided with local shops and businesses covering a wide spectrum of services from corner shops, bakers, fishmongers to the large development at Ocean Terminal just ten minutes walk away. There you will find a cinema, over 70 shops and the Pure Gym and Spa.

David Lloyd Leisure Centre provides a host of sporting facilities including indoor and outdoor pools. There is an ASDA superstore and petrol station between Ocean Terminal and Newhaven. There is a great selection of restaurants and pubs nearby including the popular Prezzo, Loch Fyne, Porto and Fi, plus many more in Ocean Terminal. 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 for an afternoon walk. Regular bus services run to and from the city centre and surrounding areas, including the No. 10 service that has a terminus at Western Harbour.

An excellent opportunity has arisen to acquire this three bedroom highly desirable apartment, located within the popular Western Harbour Development, providing beautiful views across the Firth of Forth

and to Fife. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway, including a large storage cupboard which also houses the water tank, a bright and spacious lounge including a balcony leading onto the modern kitchen/diner, benefiting from an integrated electric four hob/oven, fridge freezer and dishwasher. A spacious master bedroom including double built-in wardrobes with further access to the private balcony. Three-piece, partially tiled en-suite shower-room with chrome heated towel rail and an extractor fan, two further double bedroom, both of which have double built-in wardrobes and a three-piece, partially tiled bathroom, benefiting from an over-head shower, also with chrome heated towel rail and extractor fan completes the accomodation on offer.

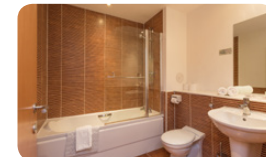
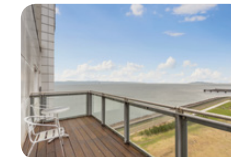
This property also benefits from a secure video entry system, electric heating, full double glazing, a lift which takes you directly down to the secure under-ground parking, with remote control entry. More than adequate on-street parking to accommodate for visitors and communal garden grounds surrounding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



ENTRANCE/KITCHEN/LOUNGE & VIEWS



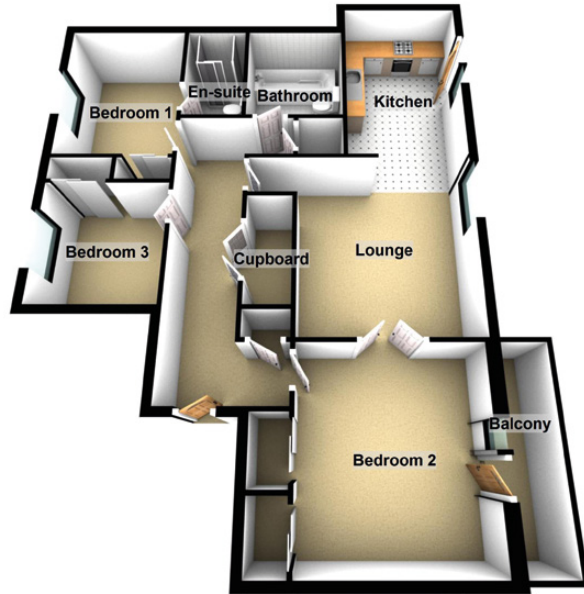
BEDROOMS/
EN-SUITE/
BATHROOM



CASTLE AND PENTLANDS VIEWS

SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION



APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.17m (17') x 4.67m (15'4")
Kitchen	3.42m (11'3") x 2.67m (8'9")
Bedroom 1	3.51m (11'6") x 2.68m (8'10")
En-suite	2.25m (7'4") x 1.61m (5'3")
Bedroom 2	4.11m (13'6") x 3.78m (12'5")
Bedroom 3	3.41m (11'2") x 2.72m (8'11")
Bathroom	2.25m (7'5") x 2.21m (7'3")

GROSS INTERNAL FLOOR AREA (m²) - 96 m²

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.

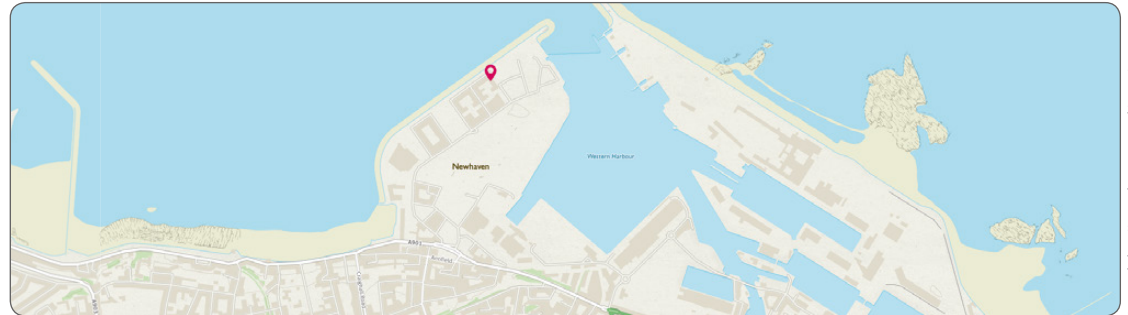


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Part
Exchange
Available

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Text and description
SCOTT CAMERON
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
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Designer