





NEWHAVEN

EDINBURGH, EH6 6PG

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.



FLAT 42 / 9

WESTERN HARBOUR VIEW

McEwan Fraser Legal are proud to present to the market 82 square metres of contemporary living with stunning views across the Firth of Forth and to Fife. Add in some extra viewing time as you will find it hard to tear yourself away from the mesmerising balcony views.

Internally this accommodation is in excellent decorative order and has an entrance hallway, including a large storage cupboard which leads on to a bright and spacious lounge open-plan to the kitchen/ diner which benefits from an integrated electric hob, oven, fridge freezer and dishwasher. This elegant and contemporary living space flows onto the balcony that can be accessed from either the lounge or bedroom two. The spacious master bedroom has double built-in wardrobes and stylish en-suite shower room. Bedroom two also benefits from built-in wardrobes. A three-piece, partially tiled bathroom, benefiting from an over-head shower, heated towel rail and extractor fan, completes the accommodation on offer.

This property also benefits from a secure video entry system, electric heating and full double glazing. The flat has a lift, allocated parking space in the secure underground car park and more than adequate on-street parking to accommodate for visitors. There are communal garden grounds surrounding the property, including a well-maintained courtyard to the rear.





SPECIFICATIONS

FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Dining	7.13m (23'5") x 4.18m (13'9")
Bedroom 1	6.40m (21') x 2.85m (9'4")
En-suite	2.23m (7'4") x 1.66m (5'5")
Bedroom 2	4.89m (16'1") x 2.89m (9'6")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m²) - 82m²

EPC Rating - C



VIEWS FROM THE BALCONY



McEwan Fraser Legal

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Part
Exchange
Available

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