




Solicitors & Estate Agents
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5/11 Western Harbour Way

EDINBURGH, EH6 6LP



NEWHAVEN

Newhaven is a popular residential area situated to the north of Edinburgh city centre. The area has 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 is not 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.



“...*Stunning* two bedroom apartment in this highly *desirable* development...”



5/11 WESTERN HARBOUR WAY

An excellent opportunity has arisen to acquire this highly desirable two bedroom, second floor apartment, well situated within the Newhaven area of Edinburgh and forming part of the popular Platinum Point development. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway including a shelved utility cupboard as well as two large storage cupboards, a bright and spacious lounge/diner, providing access to the sunny balcony. You will also find a modern, fully fitted kitchen, benefiting from an integrated four gas hob/oven, extractor hood, dishwasher, fridge/freezer and under-unit lighting. This area provides access onto the dining room with a storage cupboard, which also houses the boiler, as well as further views across Edinburgh and access onto the balcony. A spacious master bedroom, including double built-in wardrobes and a three-piece, fully tiled en-suite shower room, benefiting from a double shower cubicle, over-head lighting and extractor fan. A further double bedroom with double built-in wardrobes and a three-piece, fully tiled bathroom with over-head lighting and extractor fan.

This property also benefits from; secure video entry system, under-floor heating system throughout and full double glazing. A lift takes you directly down to the secure under-ground parking which has remote control entry and there is more than adequate on-street parking to accommodate for visitors. Communal garden grounds surrounding the property, including a well maintained courtyard to the rear.

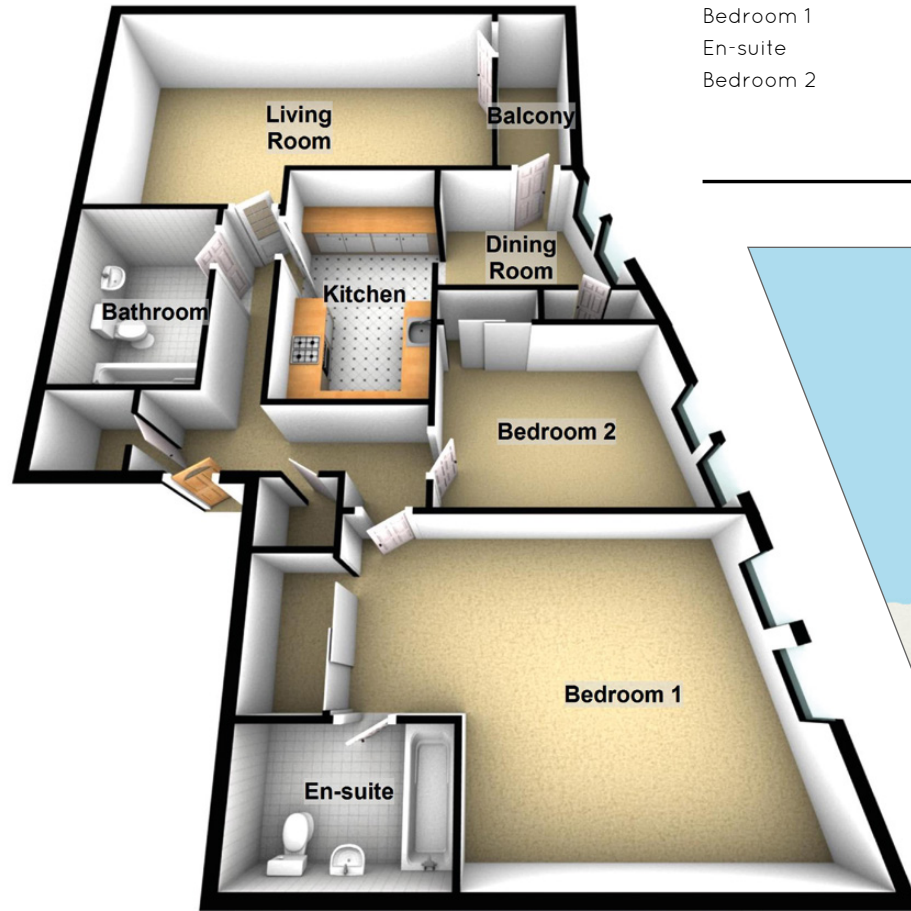
This property has been extremely well looked after by the current owner and is in true move-in condition. Included in the sale is also the high performance speaker system control by a touch screen remote.



Modern Kitchen



THE FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

Living Room	6.58m (21'7") x 3.99m (13'1")
Kitchen	4.04m (13'3") x 2.36m (7'9")
Dining Room	3.05m (10') x 2.13m (7')
Balcony	3.24m (10'8") x 1.19m (3'11")
Bathroom	3.05m (10') x 2.18m (7'2")
Bedroom 1	5.66m (18'7") x 3.43m (11'3")
En-suite	2.80m (9'2") x 1.90m (6'3")
Bedroom 2	3.66m (12') x 2.85m (9'4")

Gross internal floor area (m²) - 91m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures and fittings including: blinds, curtains, light fittings, music/speaker system, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

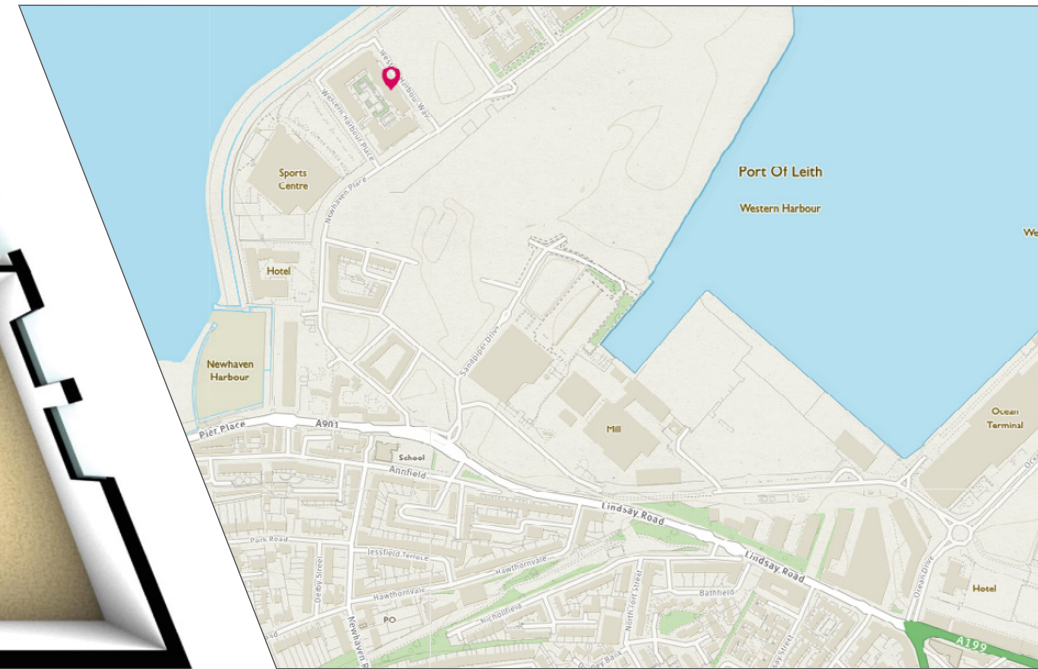


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Part
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set 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.



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