



3/4 Western Harbour Breakwater
Newhaven, Edinburgh, EH6 6PA

CALL US ON 0131 447 4747

3/4 Western Harbour Breakwater, Newhaven, Edinburgh, EH6 6PA

For price and viewing information please visit
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- Shared secured entry.
- Reception hall with storage.
- Cloakroom/WC.
- Stunning open plan living room/dining room/modern fitted kitchen with integrated appliances.
- Access to balcony via French doors.
- Spacious double bedroom with fitted wardrobes & en-suite shower room.
- Upper landing access via staircase for future lighting.
- Good sized boxroom/home office or study.
- Master bedroom with en-suite bathroom with shower & fitted wardrobes.
- Large sitting room/bedroom three with stunning open outlook & Juliet style balcony.
- Underfloor heating throughout.
- Double glazing.
- Well maintained shared courtyard.
- Allocated parking space in underground residents parking.
- Unrestricted on-street parking.
- Fantastic views across the Firth of Forth to Fife.
- Concierge service.

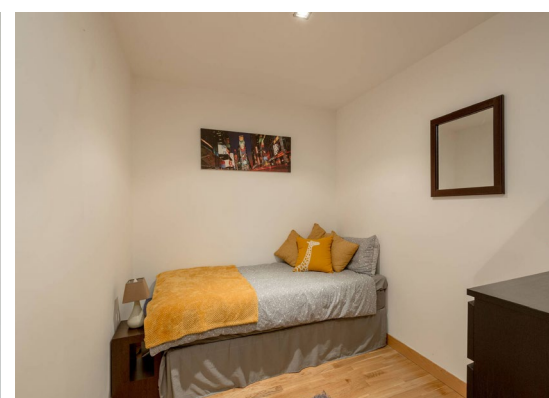
GENERAL DESCRIPTION

A fabulous duplex flat (ground & first floor) situated within a sought after & exclusive modern development in the highly regarded Newhaven district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the north of Edinburgh City Centre. The property offers spacious and flexible living accommodation and would be suitable for a range of buyers.

FACTORING NOTE

The development is factored by James Gibb at an approximate charge of £179 per calendar month. This covers the maintenance of all the communal areas, the block's building insurance as well as the concierge service.

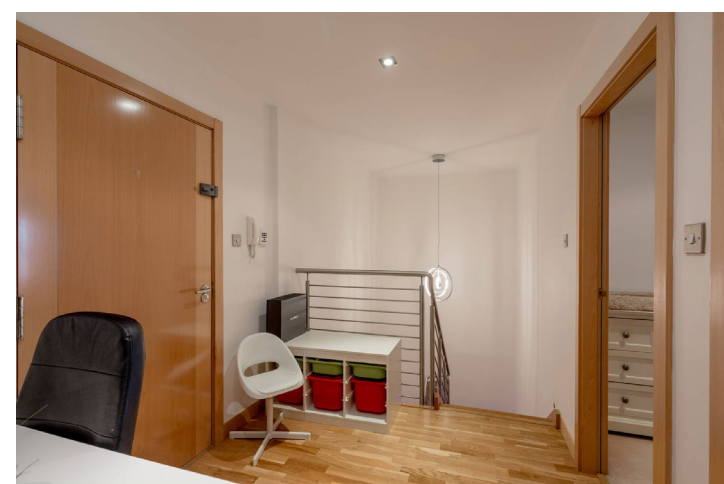




LOCATION

Lying approximately two miles north of Edinburgh, and nestled between Trinity and Leith, is the desirable district of Newhaven. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multi-screen cinema and a 24-hour gym. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area's already excellent public transport was further enhanced with the extension of the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE OVEN, FRIDGE, FREEZER, DISHWASHER AND WASHER/DRYER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

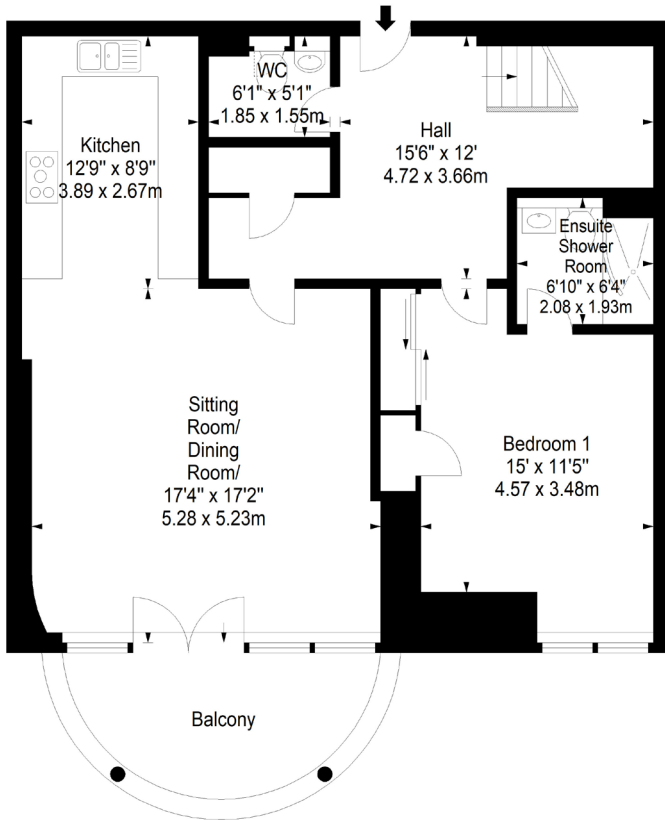


COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

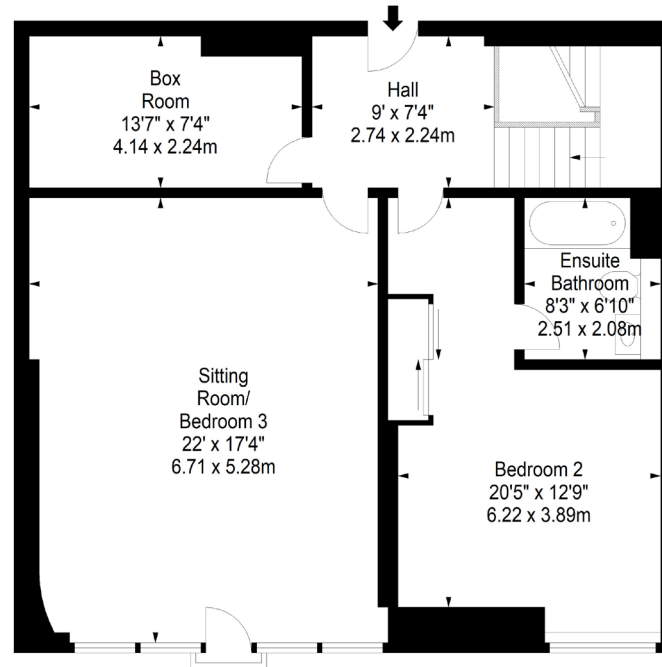
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Approx. Gross Internal Area
1835 Sq Ft - 170.47 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.