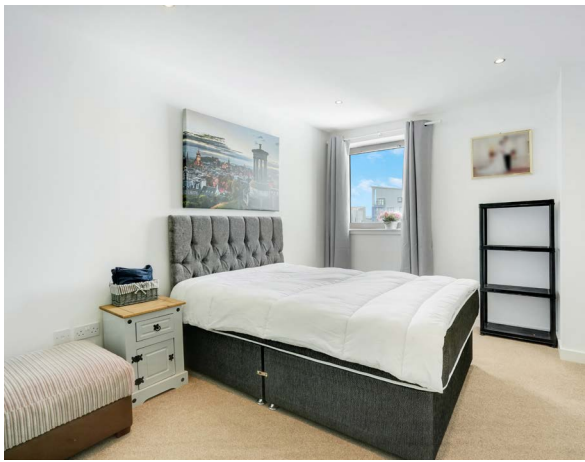




9/28 Western Harbour View, Edinburgh, EH6 6PG

*Attractive three-bedroom sixth floor flat with lift, private parking and views over the Firth of Forth*

URQUHARTS  
EDINBURGH



## DESCRIPTION

9/28 Western Harbour View is an attractive and generously proportioned three-bedroom sixth floor flat with lift to all over, private residents parking and stunning views across the Firth of Forth. Situated in the popular Newhaven and Shore area, the location is superb with excellent local amenities and is a convenient distance to the city centre & surrounding areas.

Entrance hall with large storage cupboard; bright and spacious open plan living room / dining room and kitchen with floor to ceiling windows and Juliette balcony with views over Firth of Forth; fitted kitchen with wall and base units and integrated appliances; master bedroom with built in wardrobes and en-suite shower room; two good-sized double bedrooms, both with built-in wardrobes; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Three double bedrooms (one en-suite). Bathroom.

Electric heating. Double glazing. Well-maintained communal grounds. Private residents parking and allocated parking space within an underground car park. The development is factored by The Element Factors with a monthly charge of approx. £170 (including common buildings insurance).

## LOCATION

Western Harbour View is situated to the northeast of the city in the highly regarded Newhaven/Shore area and is in particularly enviable position with open views of the Firth of Forth and Newhaven Harbour. Ocean Terminal retail and leisure complex is a short walk or drive away and provides high street shops, a cinema, restaurants and cafes. The vibrant district of The Shore is recognised for its unique waterfront and historic setting. It is well served by recreational and leisure facilities including wine bars, cafés, delis, and first-class restaurants (including 2 Michelin-starred). The Water of Leith Walkway and Cycle Path are within an easy walk or drive. There is also a 24-hour ASDA and David Lloyd leisure facility within walking distance of the property. Nearby bus and tram services run to the city centre and beyond and there is easy access to the nearby A902 Ferry Road which provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge, and east towards East Lothian, and the A1. Catchment schools include Victoria Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's RC High School.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

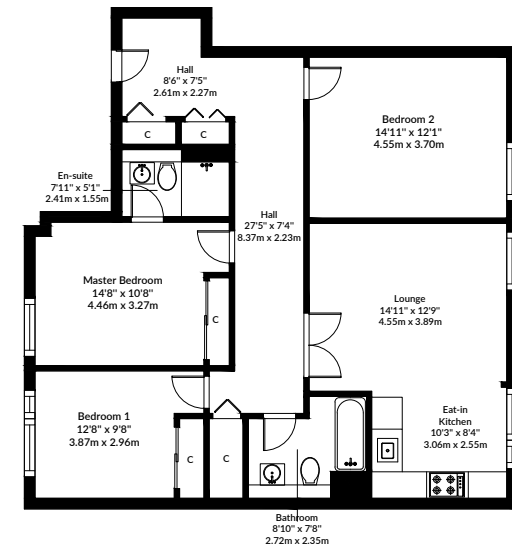
## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F  
The property has an Energy Rating Category C  
Tenure Freehold



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).