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Solicitors and Estate Agents  
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Leith, EH6 6LU

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Council Tax  
Band: F

EPC  
Band: B

Total Area:  
84m<sup>2</sup>



3/19 Western Harbour Midway  
Newhaven, Edinburgh, EH6 6LD



## THE PROPERTY

*Commanding panoramic waterfront views from the fourth floor of an exclusive development in Newhaven, this freshly-decorated two-bedroom, two-bathroom apartment offers modern, well-presented interiors, a contemporary open-plan design, and a private balcony, as well as shared landscaped garden grounds and secure allocated parking. The impressive city home boasts a prime location in this sought-after coastal suburb, within easy reach of excellent amenities, and enjoying swift transport links into the city centre.*

Approached via a secure entry system and a lift or stairs to the fourth floor, the flat's front door opens into an L-shaped entrance hall, with three built-in cupboards. Defined by crisp white décor and wood-styled flooring, this welcoming space subsequently leads into the home's living accommodation on the right. This reception area covers an impressive footprint and is flooded with natural light from generous full-height glazing, which opens onto a wide private balcony, capturing far-reaching views over the harbour. There is ample room for lounge and dining furniture, and it has the convenience and flexibility of a contemporary open-plan design, including a modern kitchen, which is both functional and stylish, fitted with wood-styled cabinetry, downlit granite-inspired worktops, and on-trend splashback tiling. Integrated within the streamlined design are a range of appliances (raised oven, gas hob, extractor hood, coffee machine, fridge, freezer, and dishwasher). Plumbing for a washing machine is located in a hall cupboard. Meanwhile, the two double bedrooms are both presented in relaxing soft tones and

with snug carpeting for comfort. Supplemented by built-in wardrobes, the sleeping areas promise generous space for bedside and office furnishings, whilst the master bedroom enjoys the additional luxury of a chic en-suite shower room, with a double shower cubicle and a WC-suite. Completing the accommodation, a three-piece family bathroom features a large wall-mounted mirror and a luxury jacuzzi bath. Gas central heating and double glazing are throughout.

Externally, residents have access to landscaped communal garden grounds and the apartment is accompanied by an allocated parking space in a secure underground car park.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances.

Factor: The development is managed for an approximate fee of £130 per month.



## FEATURES

- Impressive fourth-floor apartment
- Exclusive waterside development
- Sought-after coastal suburb
- Panoramic river views
- Secure entrance and lift service
- Welcoming hall with storage
- Open-plan kitchen/living/dining room
- Modern, integrated kitchen design
- Large private balcony
- Two double bedrooms with storage
- One en-suite shower room
- Three-piece bathroom with jacuzzi bath
- Shared landscaped garden grounds
- Underground carpark with allocated space
- Gas central heating and double glazing

**HOME REPORT VALUE** : £250,000

**VIEWING:** By appointment call 0131 467 5566 to arrange.







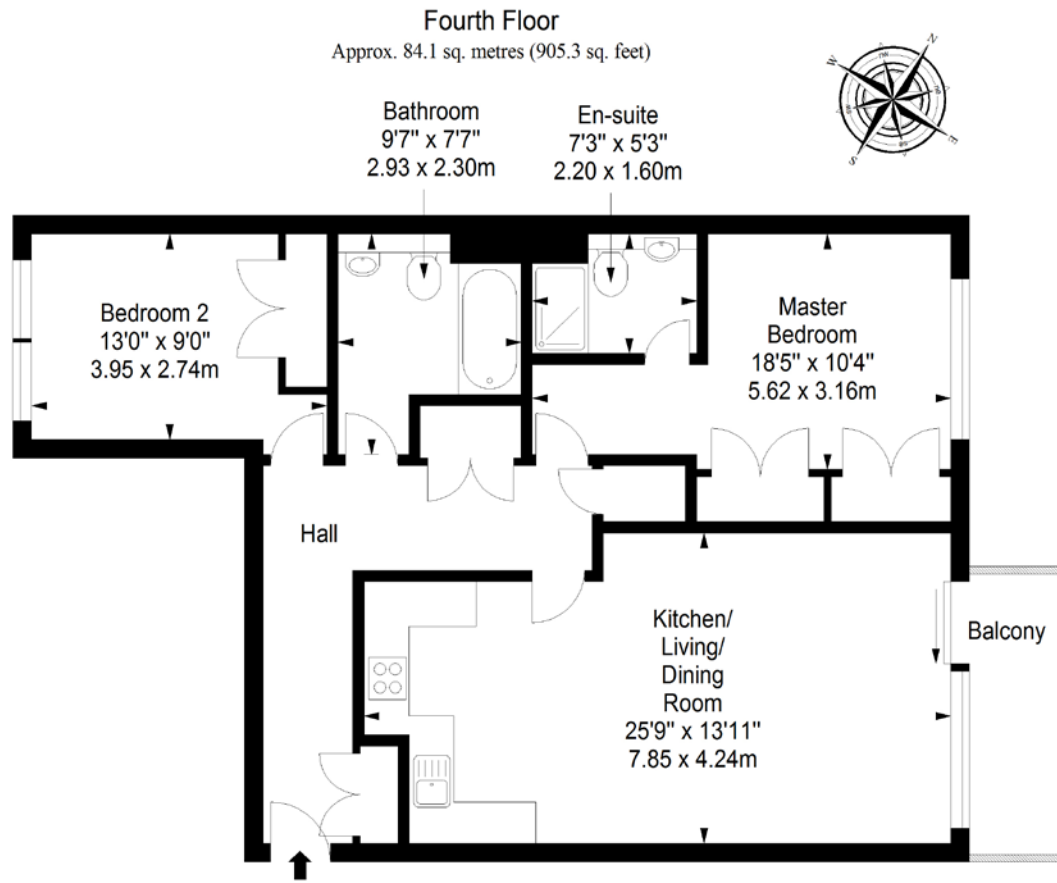




## NEWHAVEN

Lying approximately two miles northeast 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 links will be further enhanced with the forthcoming extension of the tramline, which will terminate in Newhaven and provide 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.



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

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