

7/6 Western Harbour Midway
Edinburgh, EH6 6LE



"First-floor flat forming part of the highly sought-after Western Harbour development and enjoying a desirable setting"

- SECURE DOOR ENTRY
- LIFT
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND PARKING
- COMMUNAL GARDEN GROUNDS
- SEA VIEWS





LOCATION

Newhaven is a popular residential area comprising a wide variety of property styles, situated to the North of Edinburgh city centre. Located nearby is the vibrant and cosmopolitan Shore which offers a superb range of bars, bistros and Michelin Star Restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal, along with a good choice of superstores in the surrounding areas including a Morrisons at Ferry Road, a 24 hour Asda at Newhaven, a Tesco at nearby Canonmills and a Sainsbury at the Craigleith Retail Park. Schooling in the area is very well served both by public and private schools from nursery to senior school level. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic Gardens and exercise undertaken at David Lloyd Fitness and Tennis Club. The A1, city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge heading North.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

This contemporary first-floor flat forms part of the highly sought-after Western Harbour development, enjoying a desirable setting by the Firth of Forth in Newhaven. The two-bedroom home is in excellent decorative order throughout and is finished to high standards with quality fixtures and fittings.

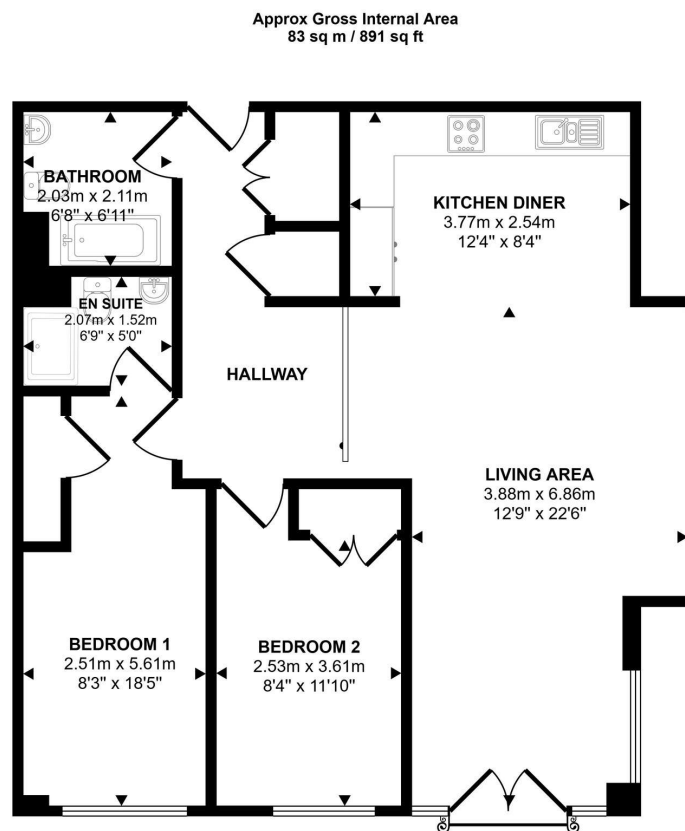
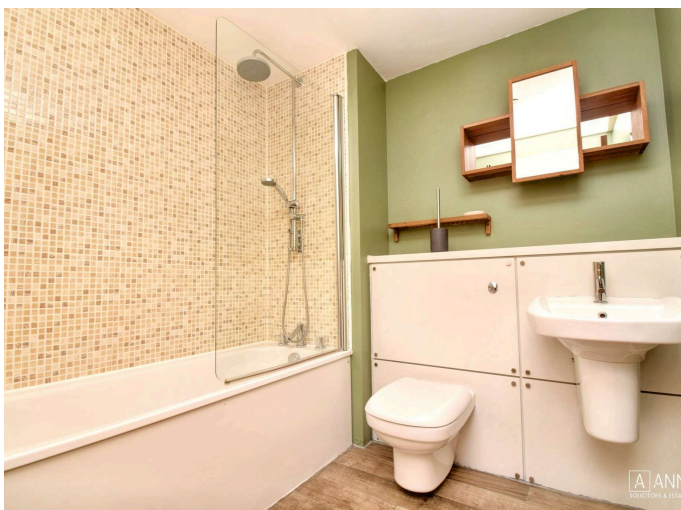
Accommodation comprises: secure entry system and a lift service; hallway with generous built-in storage; living/dining room shares a spacious open-plan layout for both furniture and a table and chairs and it enjoys a Juliet balcony; the kitchen area is tucked behind a neat breakfast space, fitted with white cabinets and plenty of workspace with a full range of integrated appliances for that streamlined look; principal double bedroom with built in wardrobe and benefitting from a quality en-suite shower room; double bedroom two with built in wardrobe and a modern three-piece family bathroom completes the accommodation.

Further benefits include gas central heating, double glazing, landscaped communal garden and an allocated parking space in an underground car park.

EPC RATING

The energy efficiency rating for this property is band B.

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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