

# 11-1 Western Harbour Midway

Edinburgh  
EH6 6LG







This is a stylish and spacious ground floor apartment, with two large private patios, and forms part of the popular Western Harbour development approximately 3 miles from the City Centre.

Situated in a thriving district, the property is well served for local amenities. There is a large Asda, the David Lloyd Sports Centre and harbourside restaurants close by. Inverleith Park which adjoins the Royal Botanic Gardens is approximately ten minutes away by car. Good schooling in both the state and private sectors is easily accessible.

There is a regular bus service nearby and the tram provides quick and regular access to the centre of Edinburgh and Edinburgh Airport. The city bypass can be accessed by road via the A901 (Ferry Road).

Internally the property is in excellent decorative order throughout and benefits from double glazing and gas central heating and hot water system. The kitchen appliances are included in the sale.

The development features well maintained communal garden grounds and further benefits from a secure video entry phone system, lift and stair access to all floors. Additionally, there is a secure underground parking space and unmetered on-street parking.



## PROPERTY DETAILS

- Welcoming entrance hall providing access to all main rooms. Double utility cupboard housing washer/dryer which is included in the sale. Cupboard housing combi boiler. Additional built-in cupboard. Video entryphone handset.
- Bright Lounge with French doors to rear providing direct access to a large, west facing, private terrace.
- Stylish and modern Dining kitchen with matching wall and base units. Integrated gas hob, electric oven and microwave. Integrated fridge/freezer and dishwasher. Ample work surfaces with stainless steel sink with drainer and tiled splash back. Breakfast bar. Space for large dining table and chairs. French doors provide direct access to the large front terrace which provides views of ocean liners on the Firth of Forth.
- Master Bedroom with windows to front. Two built in wardrobes with hanging space and shelving. En suite Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Extractor fan.
- Double Bedroom with window to rear. Built in wardrobe with hanging space and shelving.
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- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Mirror. Extractor fan.



Viewing by appointment on 0131 524 3800











#### EXTERNAL

The property is set in attractive and well-maintained communal grounds with lawns bordered with an attractive array of established plants, shrubs and trees.

Allocated parking space in secure underground garage.

- Energy Efficiency Rating - C
- Council Tax Band - F

## Ground Floor

Approx. 174.4 sq. metres (1876.9 sq. feet)



### Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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