

2/2 Western Harbour Terrace Newhaven Edinburgh EH6 6JQ







Stylish and spacious two-bedroom ground floor flat situated within an exclusive modern development in the Shore area of Edinburgh. The apartment benefits from an allocated underground parking space.

The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith offering a unique water front setting a short distance from the City Centre. There is an extensive choice of quality eateries including Michelin star restaurants and numerous bars and cafes. There is a 24-hour ASDA within a short walk.



For recreation, there are sailing facilities at nearby Newhaven together with a David Lloyd private health/sports centre. The delightful walkway of the Water of Leith meanders from the Shore through Stockbridge Village passing two major art galleries at the West End and ultimately out to open countryside and the Pentland Hills. There is also an excellent bus service to and from the City Centre and beyond.

The property benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale. Other items may be available to purchase through separate negotiation.

PROPERTY DETAILS

- Spacious entrance hallway with utility cupboard. Second deep storage cupboard. Entryphone handset.
- Open plan Lounge / Kitchen / Dining Room with full height windows with open outlook. Space for dining table and chairs.
- The Kitchen area features an extensive range of fitted wall and base units. Integrated gas hob, electric oven, microwave and hood. Ample work surfaces with stainless steel sink with drainer and matching splashback. Integrated dishwasher. The fridge/freezer is included in the sale. Integrated wine rack. Marble floor tiles
- Master Bedroom with dressing room area with hanging space and shelving. Window to front with open outlook. En-Suite shower room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet. Mirror. The wardrobes and shelving units are included in the sale.
- Second good-sized Double Bedroom with window to front. Built in wardrobes with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC



Viewing by appointment on 0131 524 3800









EXTERNAL

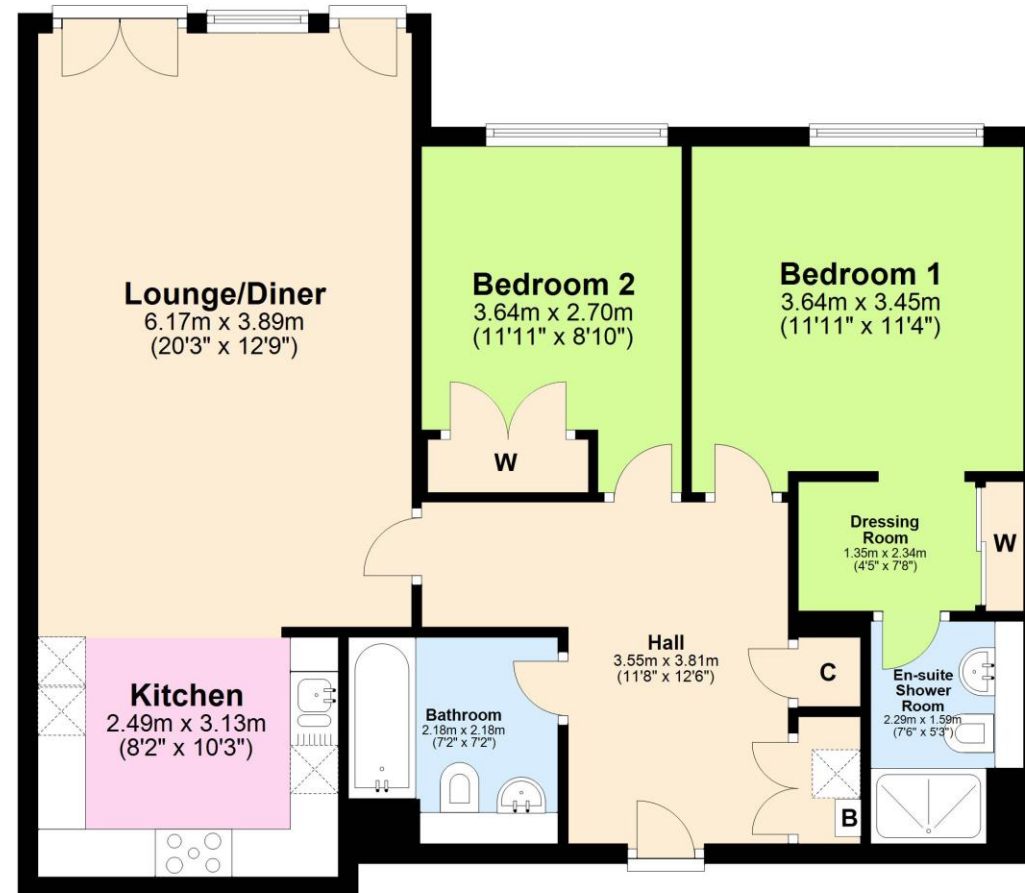
The property is set in attractive and well-maintained communal grounds with lawns bordered with an attractive array of established plants, shrubs and trees.

Allocated parking space in secure underground garage.

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

Ground Floor

Approx. 80.1 sq. metres (861.8 sq. feet)



Photos and 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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