

11-4 Western Harbour
Midway
Newhaven
Edinburgh
EH6 6LG





This is a stylish and spacious ground floor apartment, with large private patio, 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 an eco-friendly electric central heating and hot water system, installed in 2022. The kitchen appliances are included in the sale.

The development features easily accessed and 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. Three built-in cupboards. Video entryphone handset.
- Bright Lounge with patio door providing direct access to the large and private decked area. Window to front with open outlook over the Firth of Forth to Fife. Space for good sized dining table and chairs.
- Open plan Kitchen with matching wall and base units. Integrated gas hob, electric oven and microwave. Chimney style hood. Integrated fridge/freezer and dishwasher. Ample work surfaces with stainless steel sink with drainer and tiled splash back.
- Master Bedroom with window to rear. 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 front again with open outlook over the Firth of Forth. Built in wardrobe with hanging space and shelving.
- Double Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Mirror. Extractor.



Viewing by appointment on 0131 524 3800











EXTERNAL

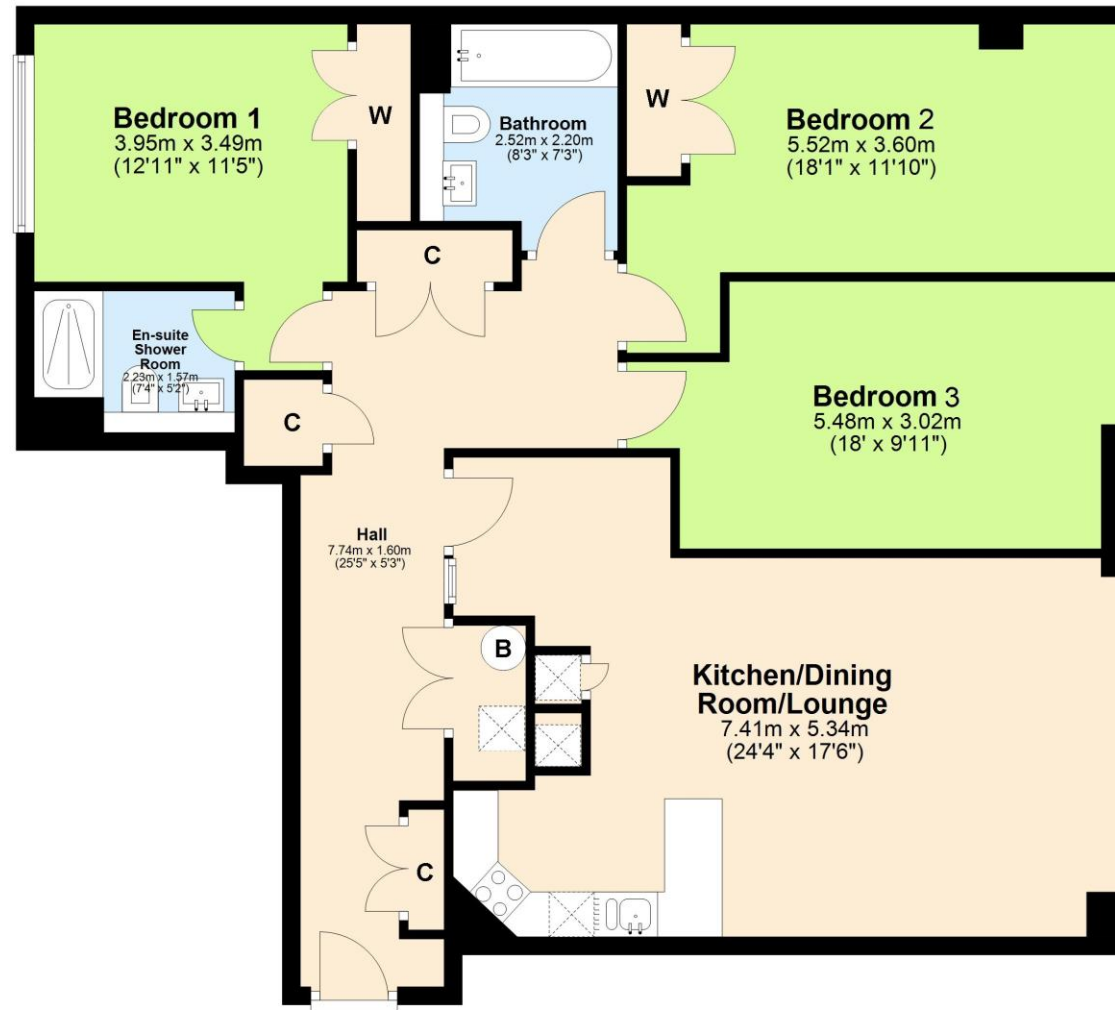
The property is set in attractive and well-maintained communal grounds with lawns bordered with an attractive array of established plants, shrubs and trees.

Allocated parking space in secure underground garage.

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

Ground Floor

Approx. 106.5 sq. metres (1146.3 sq. feet)



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