

10/5 Western Harbour Terrace

Edinburgh
EH6 6JN



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Stylish and spacious two bedroom first floor flat situated within an exclusive modern development in the Shore area of Edinburgh. The apartment benefits from lift access, an allocated underground parking space and open views over the Firth of Forth.

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.

PROPERTY DETAILS

- Spacious entrance hallway with utility cupboard. Two further cupboards. Entryphone handset.
- Open plan Lounge / Kitchen / Dining Room with full height windows opening onto a Juliette balcony and with open outlook towards the Firth of Forth. Space for good sized 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 and fridge / freezer is included in the sale. Integrated wine rack. Marble floor tiles
- Master Bedroom with window to front with open outlook. Two built in wardrobes provide ample storage space. En-Suite shower room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirror.
- Second good-sized Double Bedroom with window to rear. Built in wardrobes with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath with handheld mixer shower, wash hand basin and WC. Mirror.



Viewing by appointment on 0131 524 3800







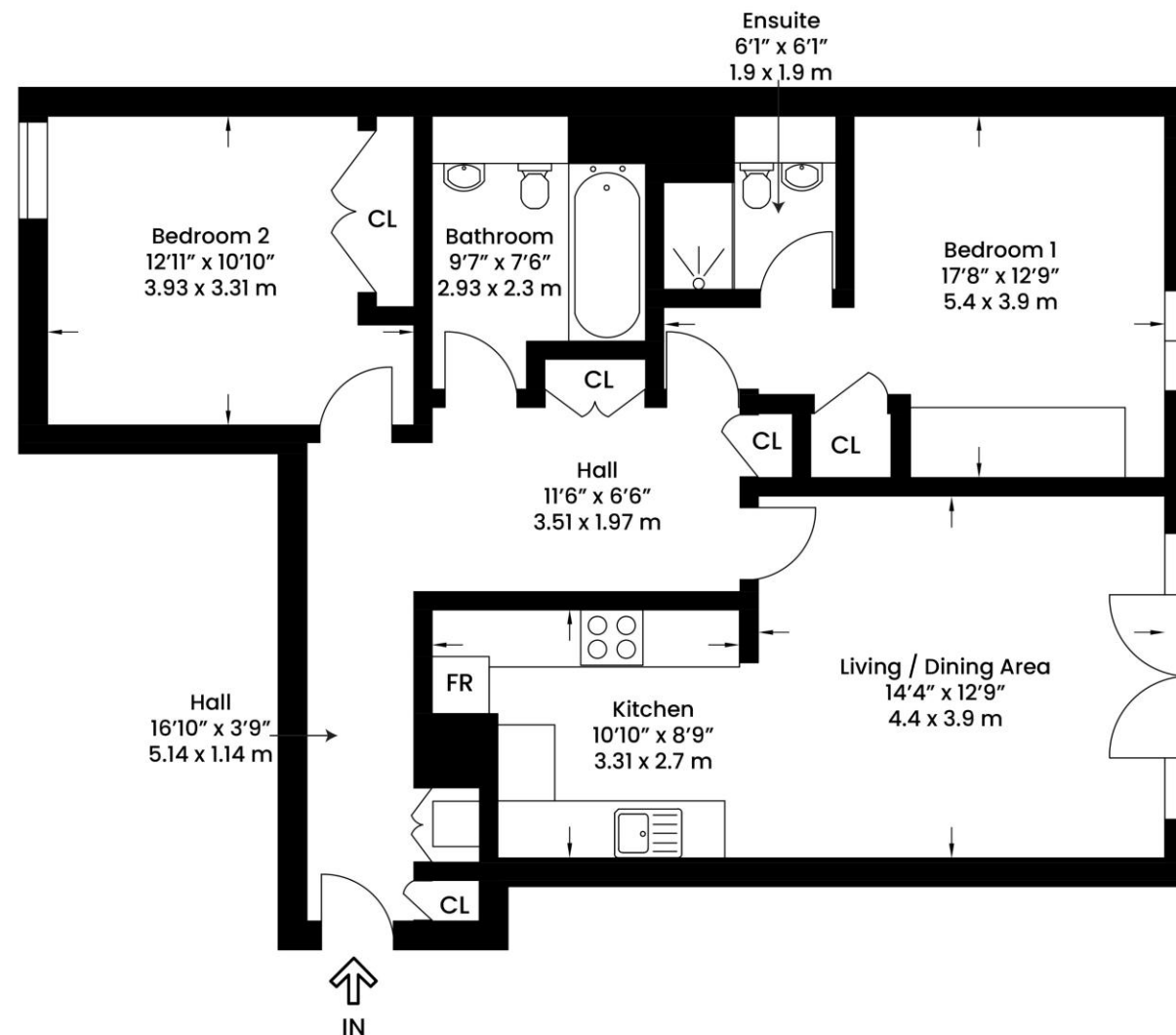


EXTERNAL

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 - B
- Council Tax Band - F



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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