











Offers Over

£260,000

4/3 Western Harbour Terrace

Newhaven | Edinburgh | EH6 6JQ

A well presented ground floor apartment, forming part of an established modern development in the popular residential district of Newhaven, close to local amenities and transport links. Boasting two large private terraces to the front and rear, and allocated secure parking, this property will have a wide appeal and early viewing is recommended.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  2 private terraces
-  Allocated underground parking
-  Lift
-  EPC rating – C
-  Council tax band - E



Description

The well proportioned accommodation is accessed via a secure entry system and briefly comprises of a welcoming hallway with storage cupboards (one of which houses the washing machine), a bright and spacious open plan lounge/ dining/kitchen with a useful island, a range of wall and base units and a large sliding door leading onto a private terrace, bedroom one with fitted wardrobes, a door leading to the second private terrace and an en-suite shower room, bedroom two also with fitted wardrobes and a door to the second terrace plus a family bathroom.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the 5 ring gas hob, electric oven, built in microwave, washing machine, integrated fridge/freezer and dishwasher.

Gardens and Parking

There are well maintained communal garden grounds surrounding the development. There is an allocated parking space in the secure underground garage (space 78) plus unrestricted on street parking.

Factoring

The property is factored by James Gibb at a cost of approximately £129 per month and this includes the upkeep of communal areas and grounds along with the on-site concierge.

Please note an EWS1 Certificate will be obtained upon receipt of an acceptable offer.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh City Centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops along with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 85.57 Sq M / 921 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

