



Solicitors & Estate Agents










Offers Over

£310,000

9/9 Western Harbour View

Newhaven | Edinburgh | EH6 6PG

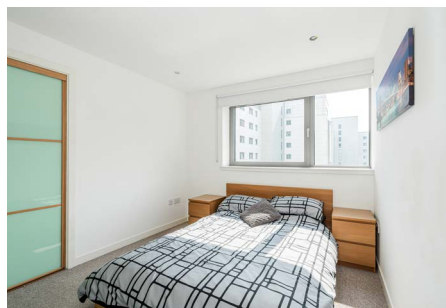
This delightful 3-bedroom 2nd floor apartment with secure underground allocated parking, commands exceptional panoramic sea views and offers a fantastic, generously proportioned home, quietly located within the desirable Western Harbour development in the enviable Newhaven district of the city.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal gardens
-  Secure underground allocated parking space
-  EPC Rating – B
-  Council Tax Band – F



Description

The light-filled and stylish accommodation shall undoubtedly appeal to the professional person/couple seeking a fine home in an excellent location, close to super amenities, fashionable restaurants with excellent public transport services on hand, including the tram, providing access to many parts of the city and beyond. A delightful modern home benefiting from a partial electric central heating system together with upgraded smart meters within the main reception room/kitchen, fully programmable and can be controlled via a smartphone. In addition, there is double glazing, a secure video entryphone system with lift and stair access to all floors. Flat 9 comprises; welcoming entrance with excellent storage provisions including a useful utility cupboard housing the water cylinder and washing machine. There is an impressive open plan lounge/diningroom/kitchen with dual aspect affording excellent natural light with tremendous views over the Firth of Forth and beyond. The kitchen itself is fitted with ample wall and base units, complementary worktops incorporating the built-in hob/oven and hood and integrated appliances (fridge freezer and dishwasher). There is a sizeable principal bedroom with built-in wardrobes and en-suite shower room with white suite, two further good sized double bedrooms and the main bathroom comprises of a white three piece suite with shower over bath. This is a lovely home and merits internal viewing to be fully appreciated. It should be noted that an EWS1 form is in place.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob/oven/hood, integrated fridge freezer, dishwasher and free-standing washing machine.

Other items of furniture may be available through separate negotiation.

Gardens and parking

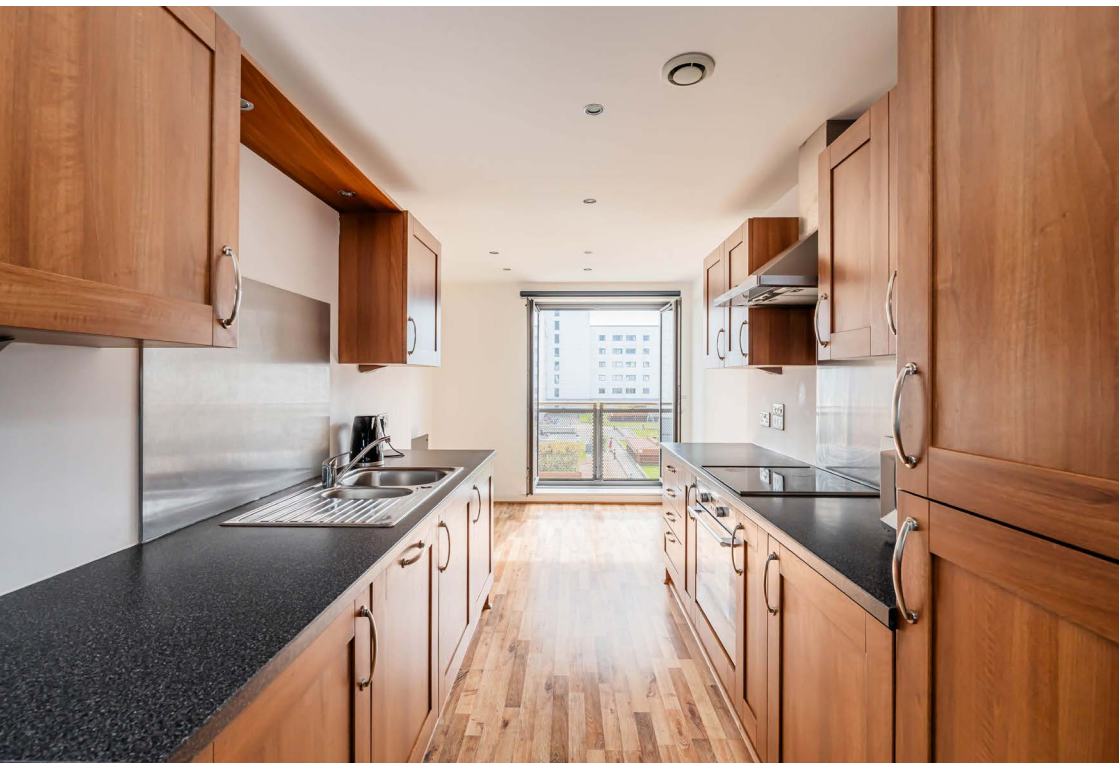
The property is set within well maintained communal garden grounds and there is a secure underground garage/ car park with allocated parking space.

Factors

Element Factors are the onsite Factoring Agents for the development to which a fee of approx. £180 per month is payable for the maintenance of all the communal areas including lift maintenance, stair cleaning and lighting together with the upkeep of the shared garden grounds. This also includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

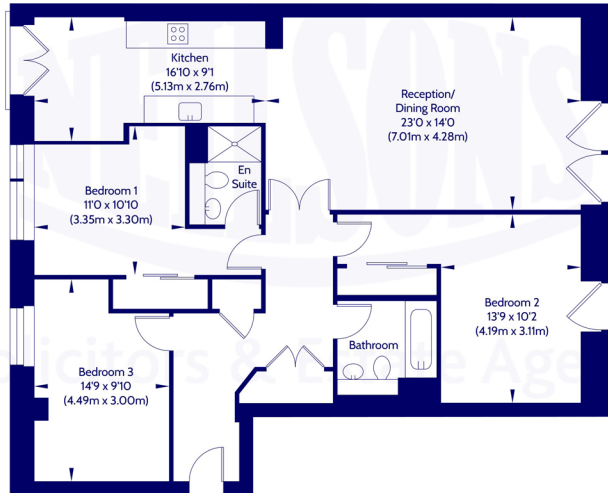
The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with 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 113.06 Sq M / 1217 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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