



Solicitors & Estate Agents











Offers Over

£270,000

11/38 Western Harbour Midway

Newhaven | Edinburgh | EH6 6LG

This spacious and bright ninth floor apartment forms part of desirable modern development in the popular district of Newhaven, benefiting from lift access, private balcony with beautiful views over the Firth of Forth, secure parking and communal gardens. The property would undoubtedly appeal to the young professionals looking for a great home close to excellent local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Secure Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The beautiful accommodation in brief comprises; secure entry phone system, lift and stair access too all floors, welcoming entrance hallway with fantastic storage facilities and utility cupboard, generously proportioned dual aspect reception/dining room with balcony and views towards the Firth of Forth, open plan modern fitted kitchen with integrated appliances, light and airy principal bedroom with fitted wardrobes, access to balcony and en-suite shower room, further well proportioned double bedroom with fitted wardrobes and contemporary bathroom with three-piece suite. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

Gardens & Parking

There is secure underground parking and there is a communal landscaped courtyard. Ample additional parking is available to the front/side for visitors.

Factor

There is a factoring fee payable to James Gibb of approx. £147 per month for the upkeep of the communal areas including the maintenance of the gardens, stair cleaning, lift maintenance and includes block buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





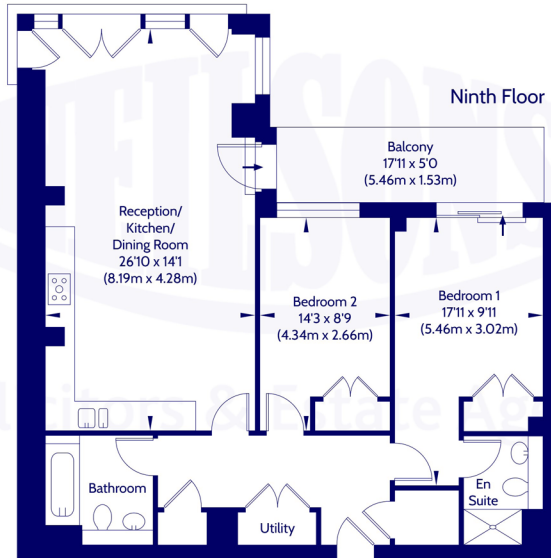
Location

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 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 84.57 Sq M / 910 Sq Ft.



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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