



CLANCYS

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5/14 Western Harbour Way

Edinburgh, EH6 6LP



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C



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to offer this most impressive two-bedroom third floor apartment located within a luxurious, modern waterfront development. The apartment is offered in good order throughout and has just recently been freshly painted throughout. The accommodation comprises a large welcoming entrance hallway with generous utility storage room and a beautifully bright and spacious lounge with access to the sunny balcony that overlooks the stunning communal garden grounds and offers lovely views towards Edinburgh Castle. The contemporary kitchen is stylish and fitted with modern base and wall mounted units and has an adjoining versatile dining room, that could also be used as a family room or children's playroom. The master bedroom provides a tranquil retreat with lovely views over the communal garden grounds and comes complete with fitted wardrobes and a stylish ensuite shower room. The second double bedroom also has fitted wardrobes and offers the same views. There is a well-appointed main bathroom with a shower over the bath. The property further benefits underfloor gas central heating, double glazing, entry phone security system, lift that serves all floors and secure underground parking. Externally the property is surrounded by beautiful well maintained landscaped communal gardens grounds. This property will appeal to a variety of buyers such a first-time buyer, young family or perhaps someone who is looking to downsize from a larger family home and viewing is therefore highly recommended to full appreciate the size standard of accommodation on offer. The accommodation is offered with vacant possession with no ongoing chain.

Virtual staging

It should be noted that the lounge and bedrooms images have been virtually staged to showcase how this lovely apartment would look furnished. The raw images are available online.

EWS1 Rating

A2 – There is an appropriate risk assessment confirming that no remedial works are required.

Factoring costs

The development is managed by James Gibb, and a factoring fee of approximately £170 PCM is payable. The factor maintains the communal areas, stair cleaning, general repairs, building maintenance, building insurance is included in the factor fee.

Location

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club, indoor and outdoor swimming pools and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multiscreen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and out with. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.

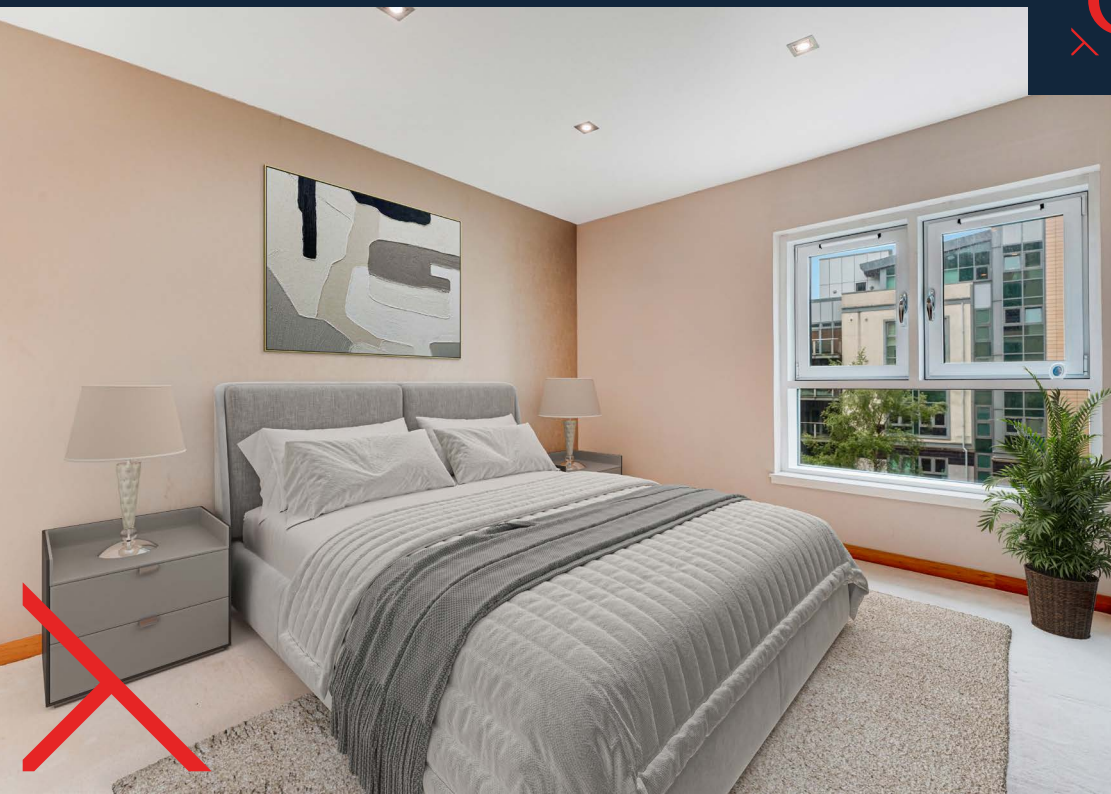
Extras

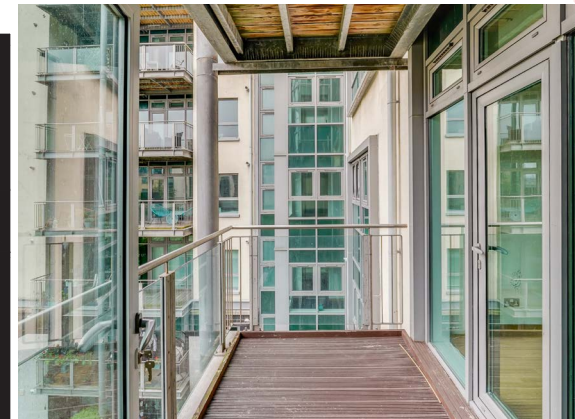
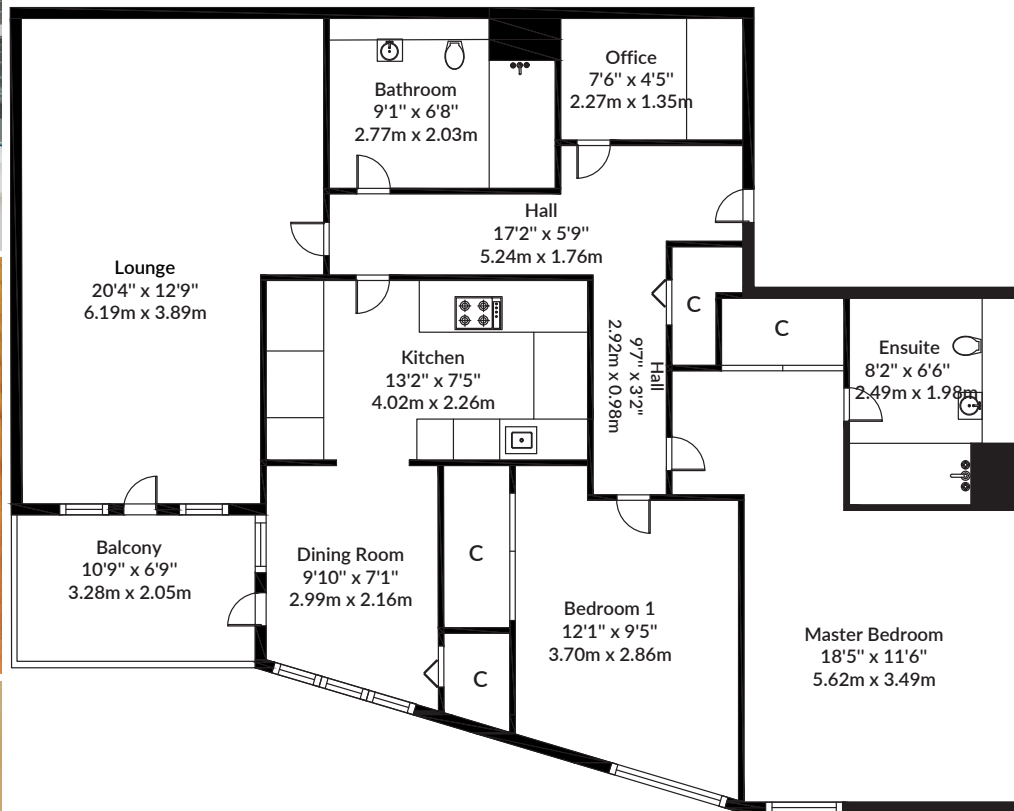
All fitted floor coverings and integrated oven, hob and hood, combination microwave, fridge freezer and dishwasher. All included appliances are sold as seen with no warranty provided.

Features

- Entrance hallway
 - Generous utility storage room
 - Lounge
 - Private balcony
 - Kitchen
 - Dining/Sitting/Children's playroom
 - 2 Bedrooms
 - 2 Bathrooms
 - Underfloor gas central heating
 - Double glazing
- Good storage facilities
 - Lift
 - Entryphone security system
 - Secure underground parking
 - Unrestricted residents parking
 - Landscaped communal garden grounds
 - EPC rating - C
 - Council Tax Band – E
 - Tenure - Freehold







vistaBee

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)
vistaBee 2025

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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

