



9/29 Western Harbour View  
The Shore, Edinburgh, EH6 6PG



# 9/29

## Western Harbour View

Impressive 3 bedroom seventh floor apartment with exceptional views and secure underground parking

- Open plan kitchen/sitting/dining room
- Exceptional views to the front & rear
- Principal bedroom with en-suite
- 2 further double bedrooms
- Bathroom
- Secure entryphone system & lift
- Popular & convenient location
- Well maintained shared grounds
- Secure underground parking
- Electric heating & double glazing

Offers Over : £310,000

Home Report: £315,000

EPC Rating: C

Council Tax: F

Tenure: Freehold



### About the property

Forming part of a popular modern development this superb 3 bedroom seventh floor apartment is located in the desirable area of The Shore. The property benefits from exceptional views of the bridges and across the Firth of Forth to Fife, and also views to the Pentlands and Arthur's Seat. There is unallocated parking within the secure underground carpark, lift access and a secure entryphone access. The interior is bright and generously proportioned throughout and offers flexible accommodation in good order throughout.

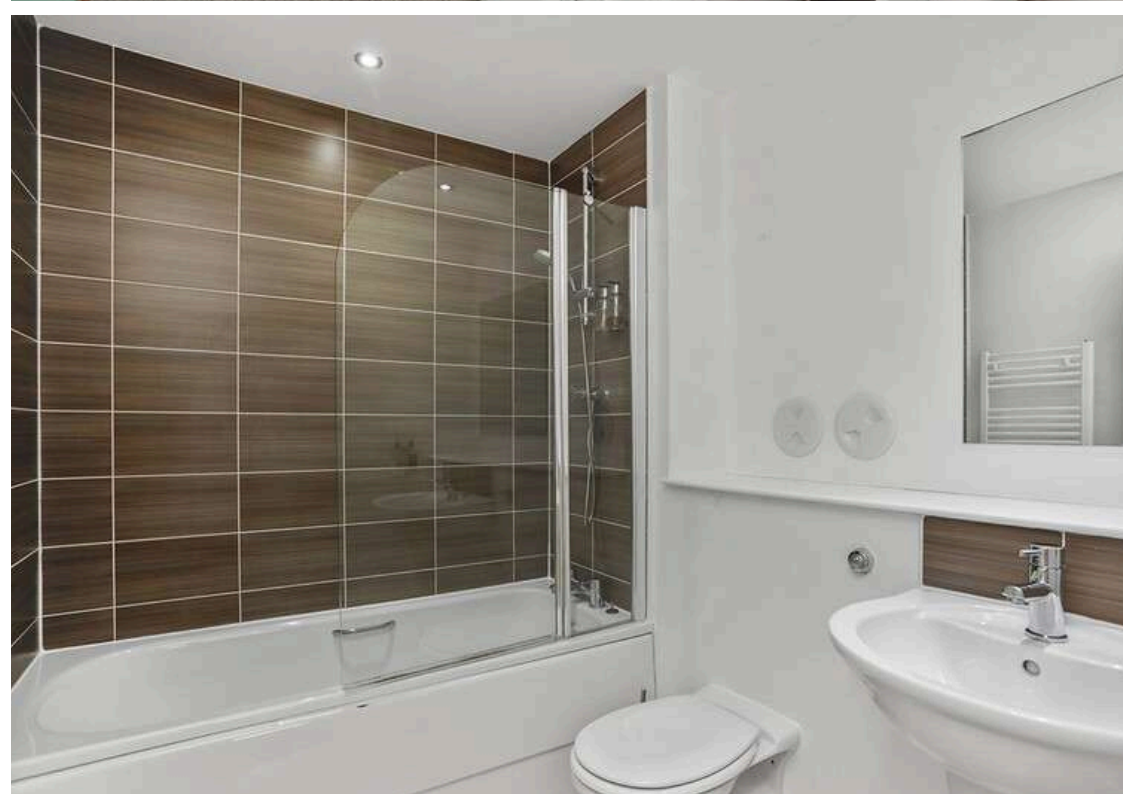
### Management

The development is factored and maintained by The Element with the current monthly fee being approximately £170 which includes the block buildings insurance.

### Extras

All fitted carpets, curtains, curtain poles, hob, oven, extractor hood, fridge/freezer, dishwasher and washer dryer are included in the sale price.

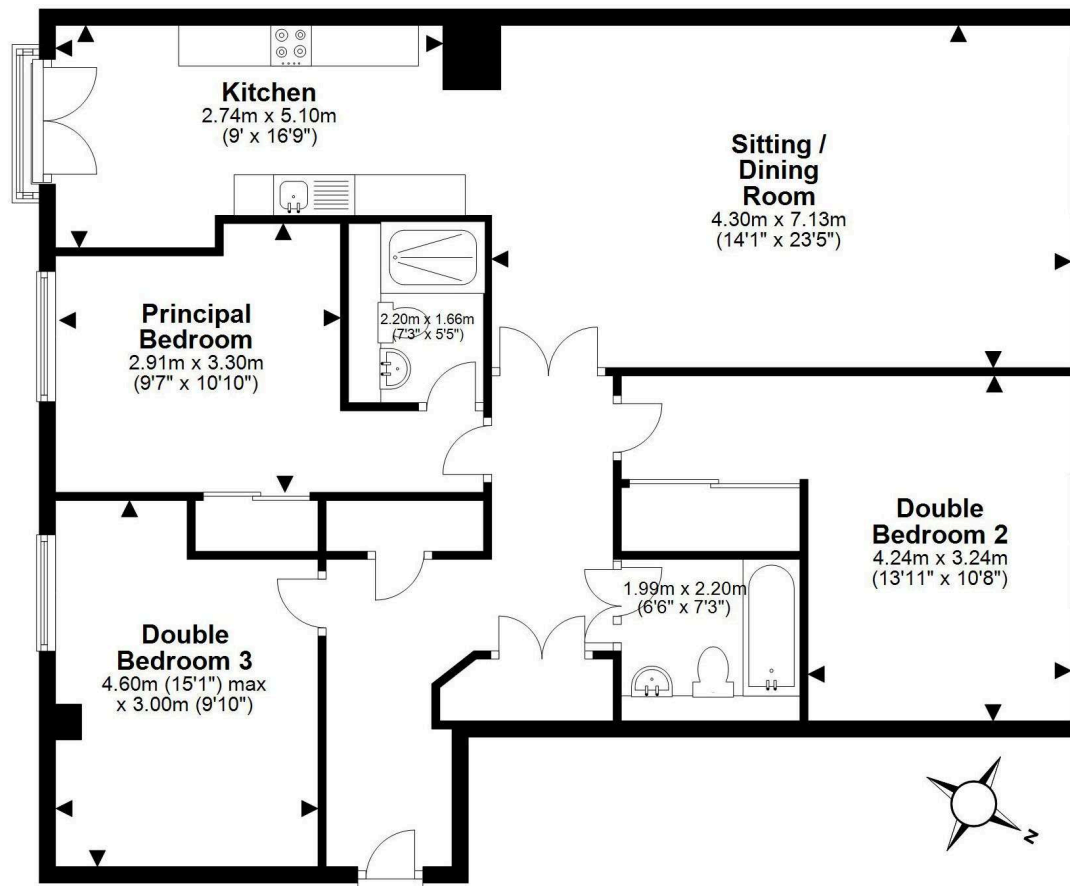






## Location

The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith offering a unique waterfront setting a short distance from the city centre. The area boasts the extensive Ocean Terminal shopping centre in the heart of the waterfront development which houses many popular high street shops. There is a fantastic choice of quality eateries in nearby Leith including 2 Michelin-starred restaurants and numerous bars and cafes. The Leith Victoria Swimming Centre is nearby and further recreational amenities can be found at Newhaven including sailing and a David Lloyd gym and sports facility. The green open spaces of Leith Links and Pilrig Park are also close by. This area is conveniently located for the Scottish Executive building and Edinburgh College and there is an excellent bus service to and from the city centre along with fantastic road links for commuting.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

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