

Flat 2, 8 Western Harbour Midway

NEWHAVEN, EDINBURGH, EH6 6PT



Spacious Two Bedroom Ground Floor Flat With Private Front Garden



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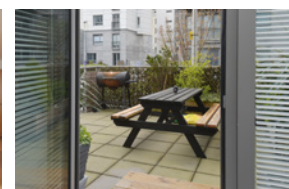
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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom ground-floor flat in this sought-after development in Newhaven one of Edinburgh's most picturesque fishing towns.

THE LIVING ROOM



Inside the property comprises a fully equipped kitchen/living/dining room which is modern and offers various possibilities for furniture arrangements. The kitchen is equipped with an electric hob, fan oven and integrated dishwasher and fridge/freezer. From the living room, you will find a large office/gym/snug.

THE KITCHEN



THE OFFICE/GYM/SNUG



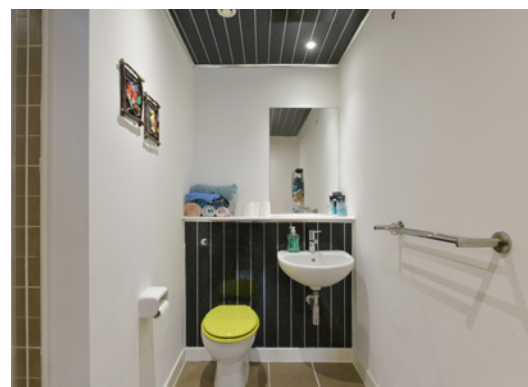


The apartment benefits from two double bedrooms with integrated wardrobes and the master bedroom has an en-suite shower room. There are two bathrooms in the flat. The main bathroom which is a three-piece suite and the en-suite is also a three-piece en-suite shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

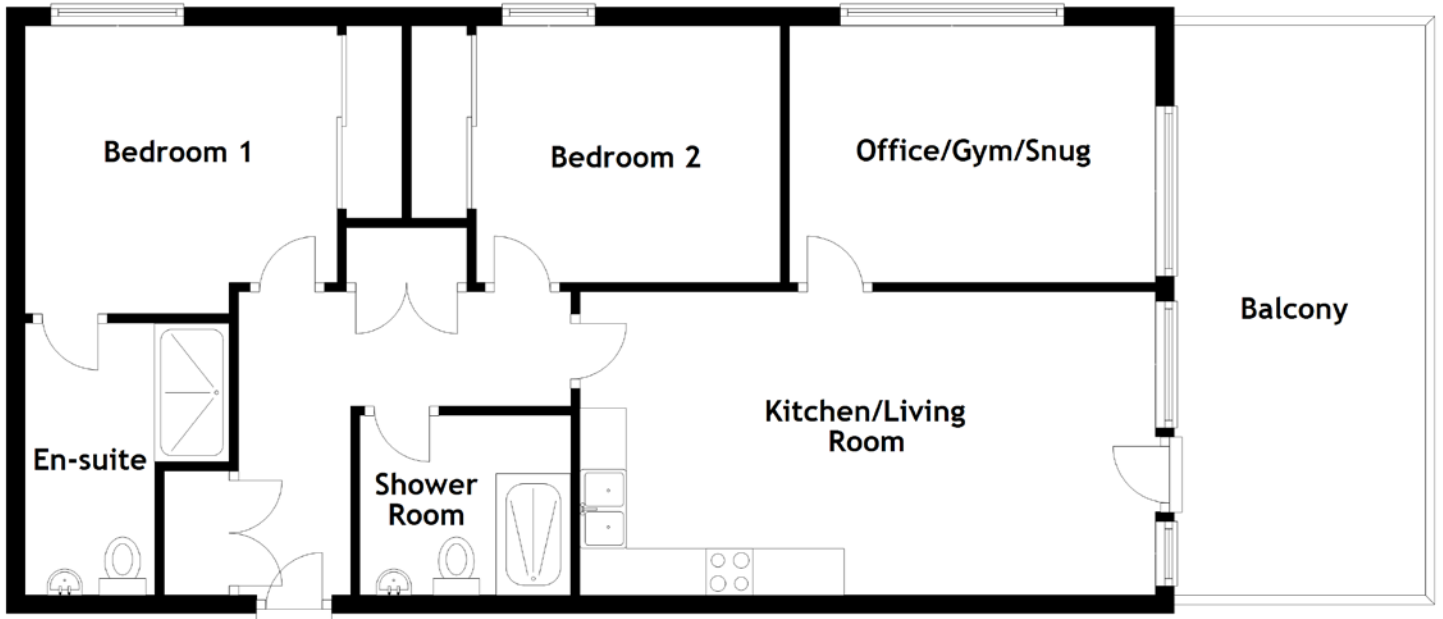


In addition, the property includes, lift access, a private and communal garden, secure underground car parking, full double glazing and Smart electric heating (controllable via an app) making for a warm and cost-effective property, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room	6.19m (20'4") x 3.26m (10'8")
Office/Gym/Snug	3.94m (12'11") x 2.77m (9'1")
Balcony	6.13m (20'1") x 2.80m (9'2")
Shower Room	2.27m (7'5") x 1.93m (6'4")

Bedroom 1	3.36m (11') x 3.10m (10'2")
En-suite	2.62m (8'7") x 2.20m (7'3")
Bedroom 2	3.27m (10'9") x 2.77m (9'1")
Gross internal floor area (m ²): 73m ²	
EPC Rating: D	



THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.




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**Part
Exchange
Available**



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