

10/19 Western Harbour Terrace

NEWHAVEN, EDINBURGH, EH6 6JN



This spacious two-bedroom flat in excellent condition benefits from panoramic sea views



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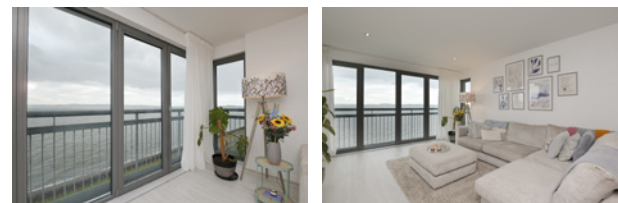


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious two-bedroom flat to the market in excellent condition. The property benefits from panoramic sea views, a balcony, modern central heating and double-glazed windows, a secure entry system, lift access, and a spot in the secure underground car park. It is the very epitome of modern living.

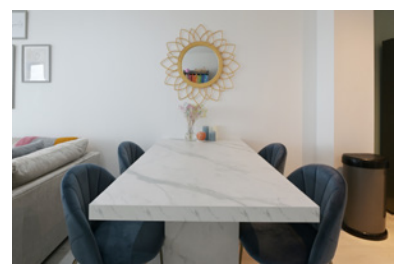
THE LIVING ROOM / KITCHEN



The accommodation is focused on an impressive open-plan kitchen reception that boasts neutral décor, laminate flooring, superb levels of natural light, and plenty of space for a large sofa, a dining table, and supporting furniture. A new owner will have plenty of flexibility to create their ideal entertaining space.



The kitchen has a generous range of base and wall-mounted units with a range of integrated appliances including hob, oven, microwave, and dishwasher.





The bedrooms are both well-proportioned doubles. The master bedroom is spacious and has integrated wardrobe space with an attached en-suite shower room. The second bedroom also enjoys integrated wardrobe space. Bedroom one is a spacious double with ample floor space for a full suite of bedroom furniture alongside a walk-in wardrobe and a contemporary en-suite shower room. Bedroom two is a further well-proportioned double with integrated wardrobes.

Accommodation is completed by the main bathroom which is partially tiled and enjoys a white three-piece suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



a spacious double with ample floor space



BEDROOM 2

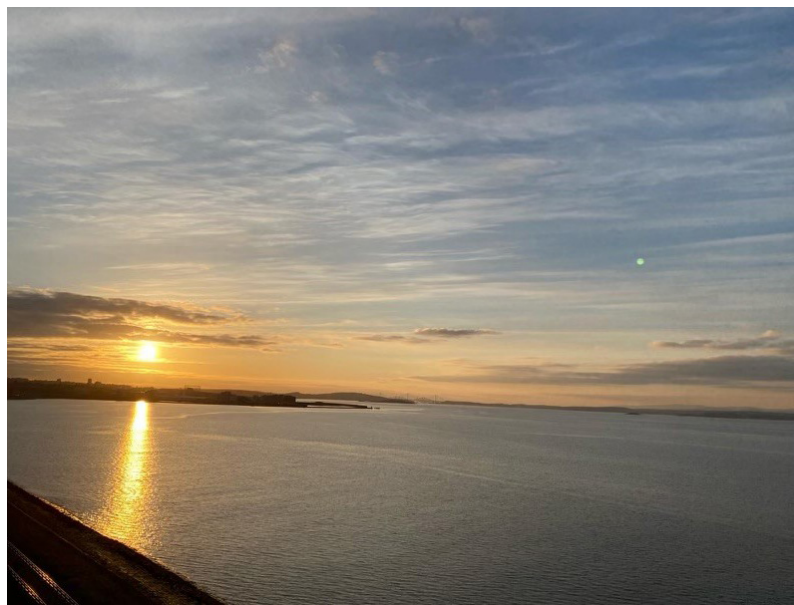


This is a superb flat with an enviable position in the development. Internal viewing is a must.

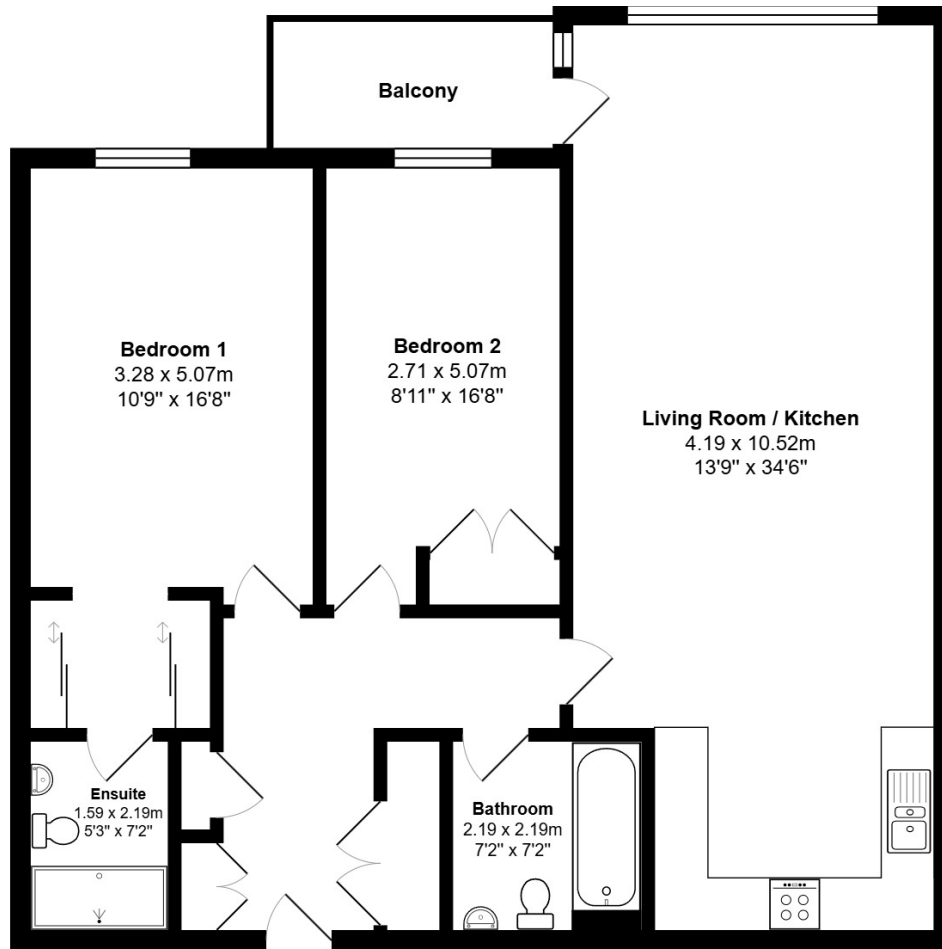
An EWS1 form is available on request.

EXTERNALS & VIEWS



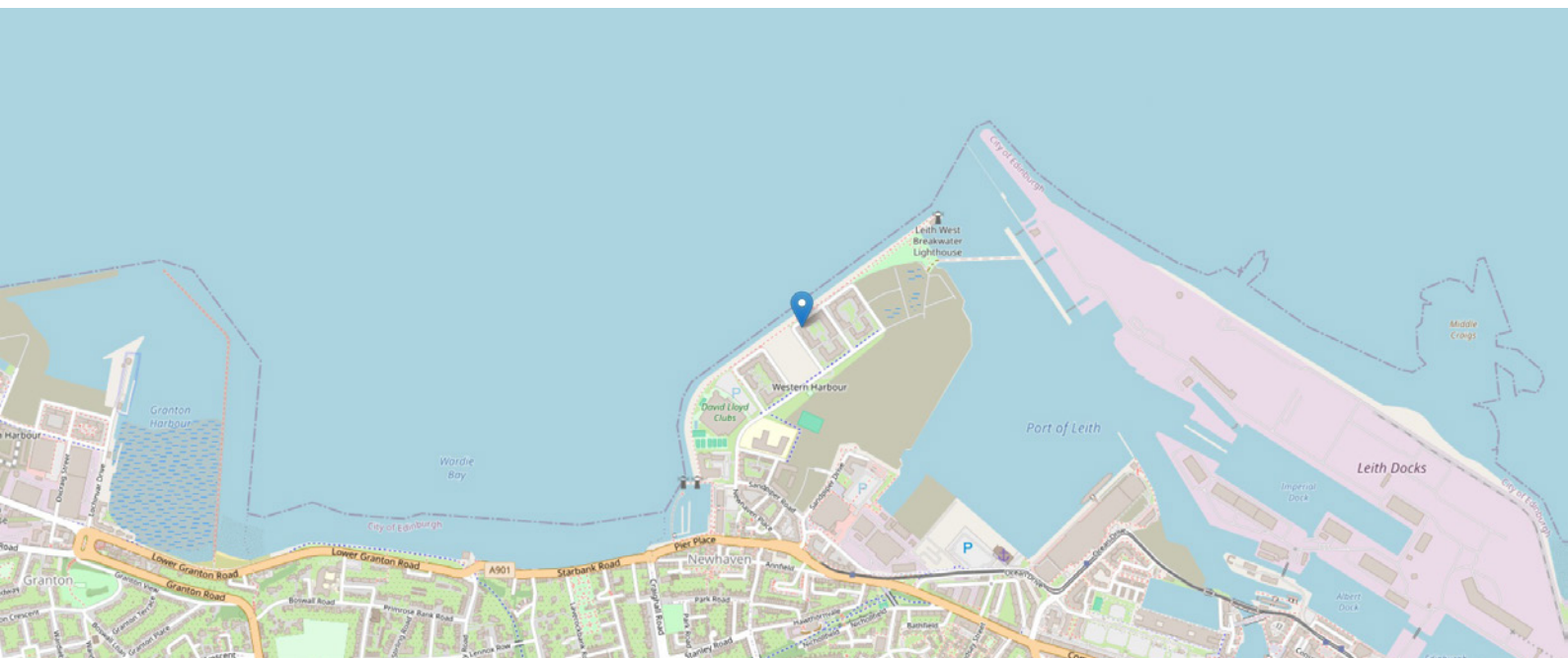


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m²
EPC Rating: B



THE LOCATION

The property is set within the Western Harbour development at Newhaven that is situated to the north of Edinburgh city centre 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 motorists can find easy access to the city bypass via the A902 (Ferry Road).



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