

11/10 Western Harbour Midway

EDINBURGH, EH6 6LD



*Two Bedroom Apartment With Excellent
Views Of The Firth Of Forth*



0131 524 9797



www.mcewanfraserlegal.co.uk

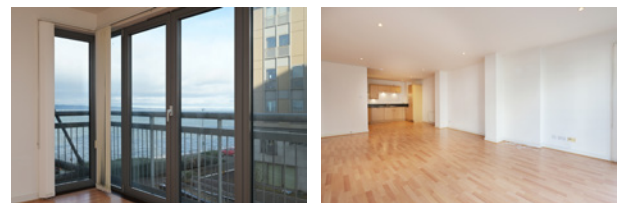


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom flat in Newhaven. The property is decorated neutrally and is in walk-in condition. The flat showcases excellent views of the Firth Of Forth, with access to the tram and local busses, taking you into the city centre.

THE LIVING ROOM



Inside, the property comprises an open plan, living, kitchen, and dining area. The kitchen is fully equipped with a modern kitchen, integrated appliances and ample storage space. The large floor-to-ceiling windows/doors flood the room with natural light and offer excellent views as well as access to the private balcony.

THE KITCHEN





Bedroom one comes fully equipped with a walk-through fitted wardrobe, leading to the en-suite, which comes complete with a shower. Bedroom two, another double room, benefits from a fitted double wardrobe. The main bathroom is completed with a three-piece suite, including a bath.

THE BATHROOM



BEDROOM 1



a walk-through fitted wardrobe, leading to the en-suite, which comes complete with a shower



BEDROOM 2

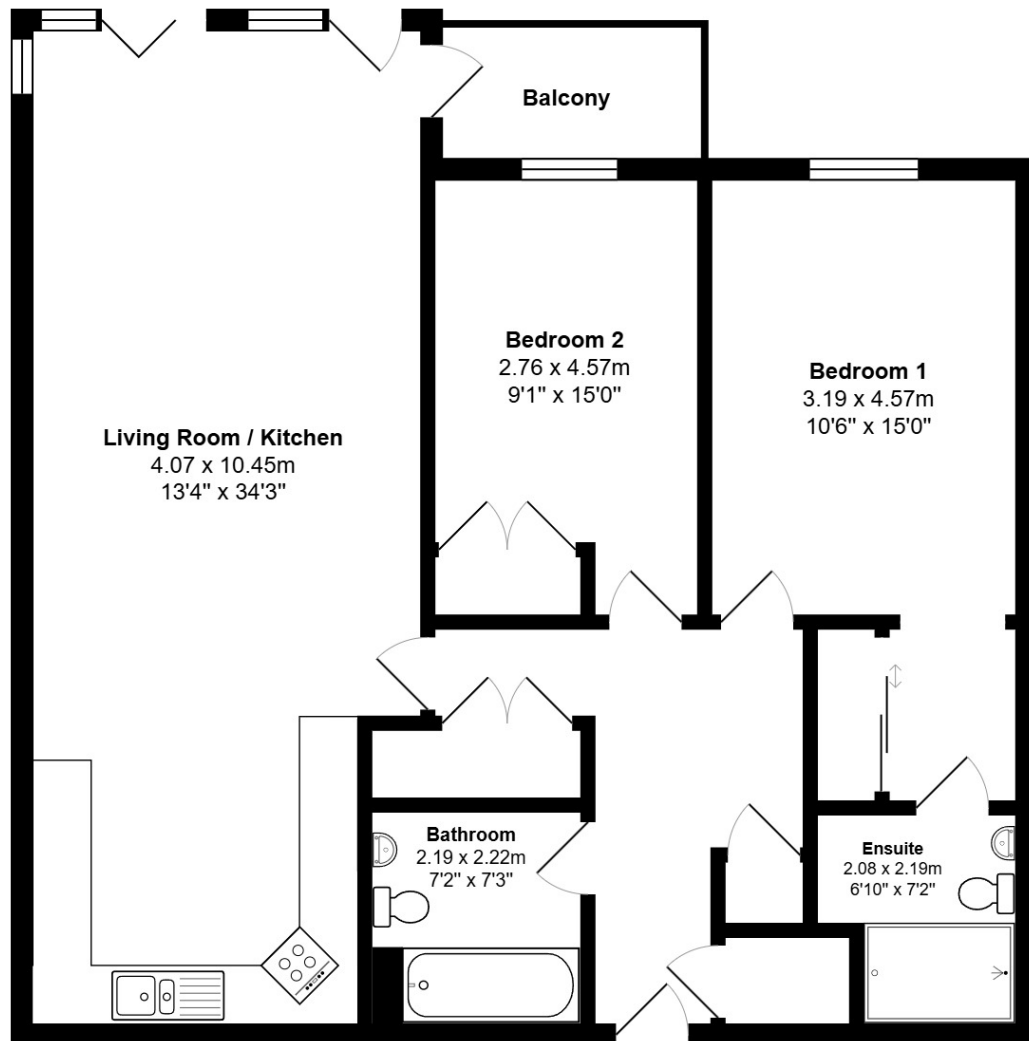


In addition, the property includes non-allocated parking bays. This is a rare opportunity to acquire a rental flat in a fantastic location.

EXTERNALS & VIEW

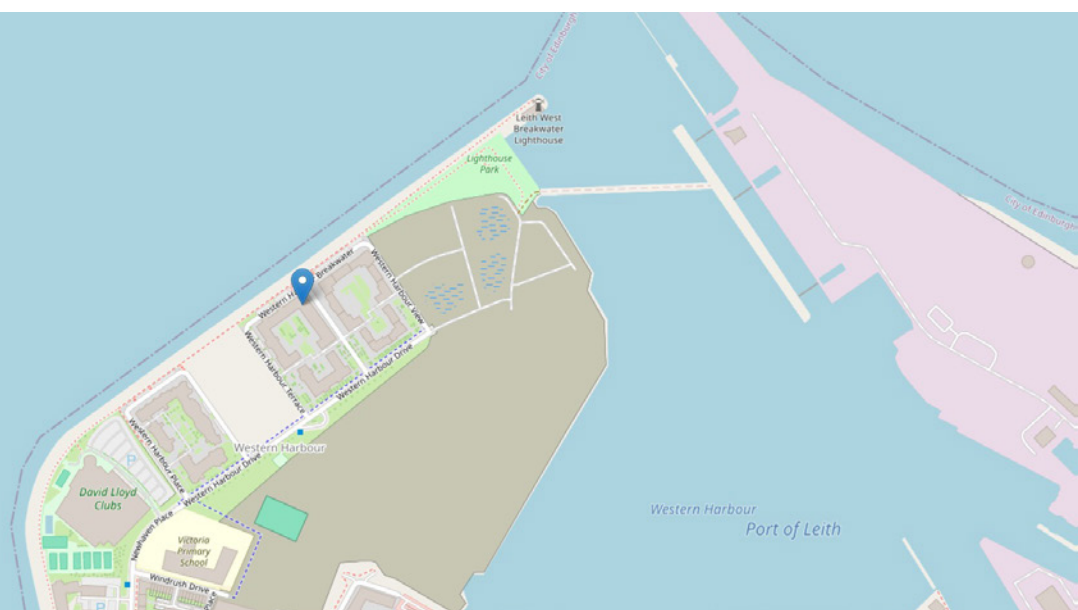


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 94m² | EPC Rating: B



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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.