



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/3 Western Harbour Place

Newhaven, Edinburgh, EH6 6NG

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Forming part of a sought-after contemporary development in the desirable Newhaven area of the city, this three-bedroom first-floor apartment enjoys well-presented, modern interiors and is brought to market in a true move-in condition. Sure to appeal to a wealth of buyers, the flat lies enviably close to nearby amenities and open spaces, including shops, schools, transport links, the waterfront, and the historic harbour.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- First-floor apartment in Newhaven
- Part of a contemporary, sought-after development
- Secure shared entrance and lift service
- Inviting hall with built-in storage
- Fabulous dual-aspect kitchen/sitting/dining room with private sheltered balcony
- Two bedrooms with built-in storage
- One further bedroom
- One en-suite shower room
- Stylish bathroom with shower-over-bath
- Landscaped shared garden grounds
- Secure underground parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F





Two bedrooms with built-in storage, one further bedroom and one en-suite shower room



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dream property!



RALPH SAYER
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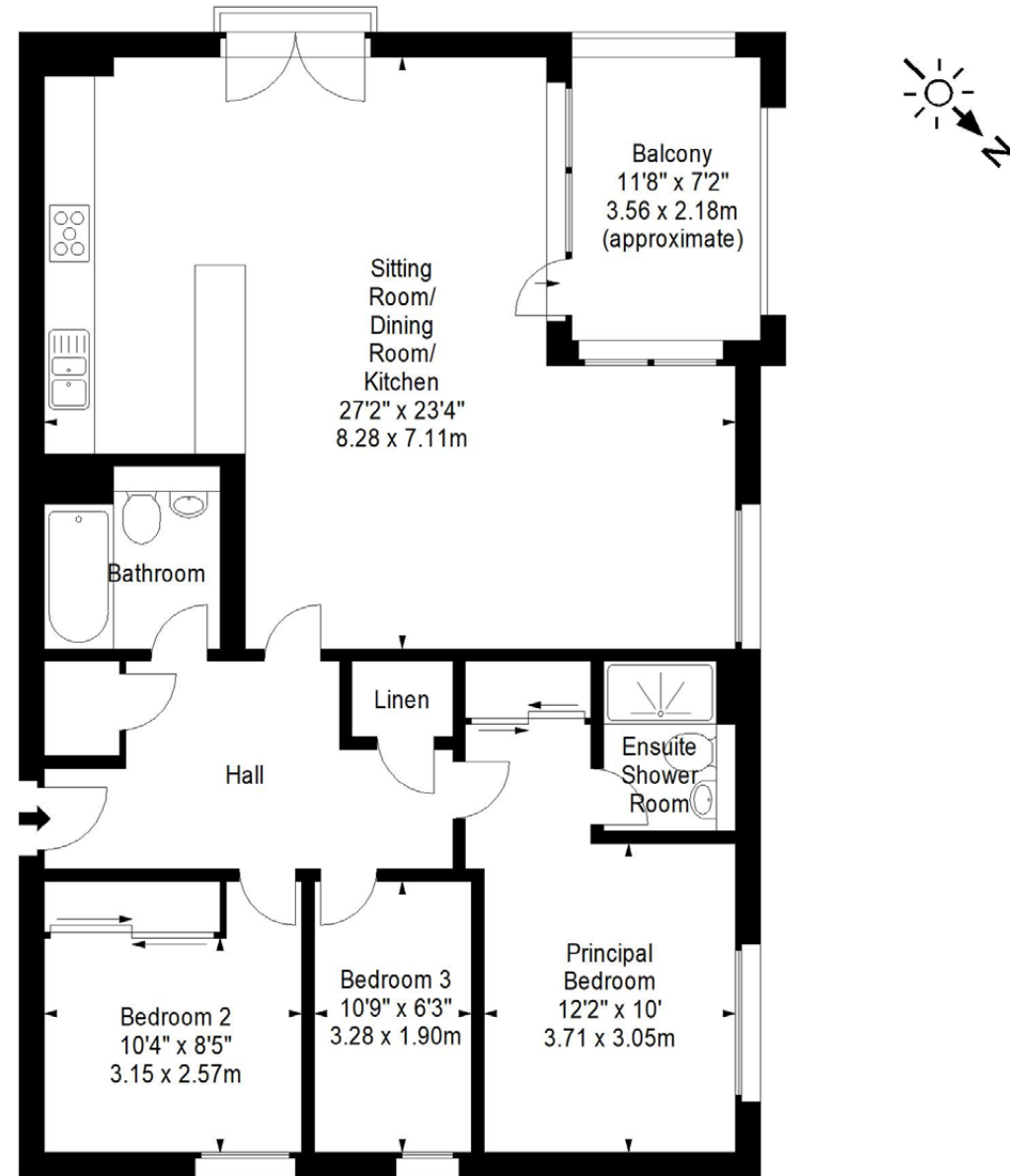
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor