



11/4 Western Harbour Breakwater
NEWHAVEN | EDINBURGH | EH6 6PZ


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Modern, well-presented three-bedroom apartment occupying an enviable position within an exclusive waterfront development, and offering fantastic views over the Firth of Forth.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living/dining room is of an excellent size, and provides an excellent space for relaxing, or entertaining friends and family. Off this lies the modern, well-appointed kitchen which includes a bijou sitting area from which French doors open out to a Juliet balcony.

The principal bedroom is of a good size and benefits from both a stylish ensuite and built-in wardrobe storage. The second bedroom is also of an excellent size and boasts a south-facing Juliet balcony. The third bedroom, also a double benefitting from built-in wardrobe storage, could alternatively be employed as an ideal home office, study or gym, giving the apartment a good degree of flexibility. A modern family bathroom completes the accommodation internally.

- Modern, three-bedroom apartment
- Spacious living/dining room
- Well-appointed kitchen
- Principal bedroom with ensuite
- Two further double bedrooms
- Family bathroom
- Entrance hallway
- Double glazing
- Secure parking

Washing machine, dishwasher and fridge/freezer included in sale. EPC Rating B.

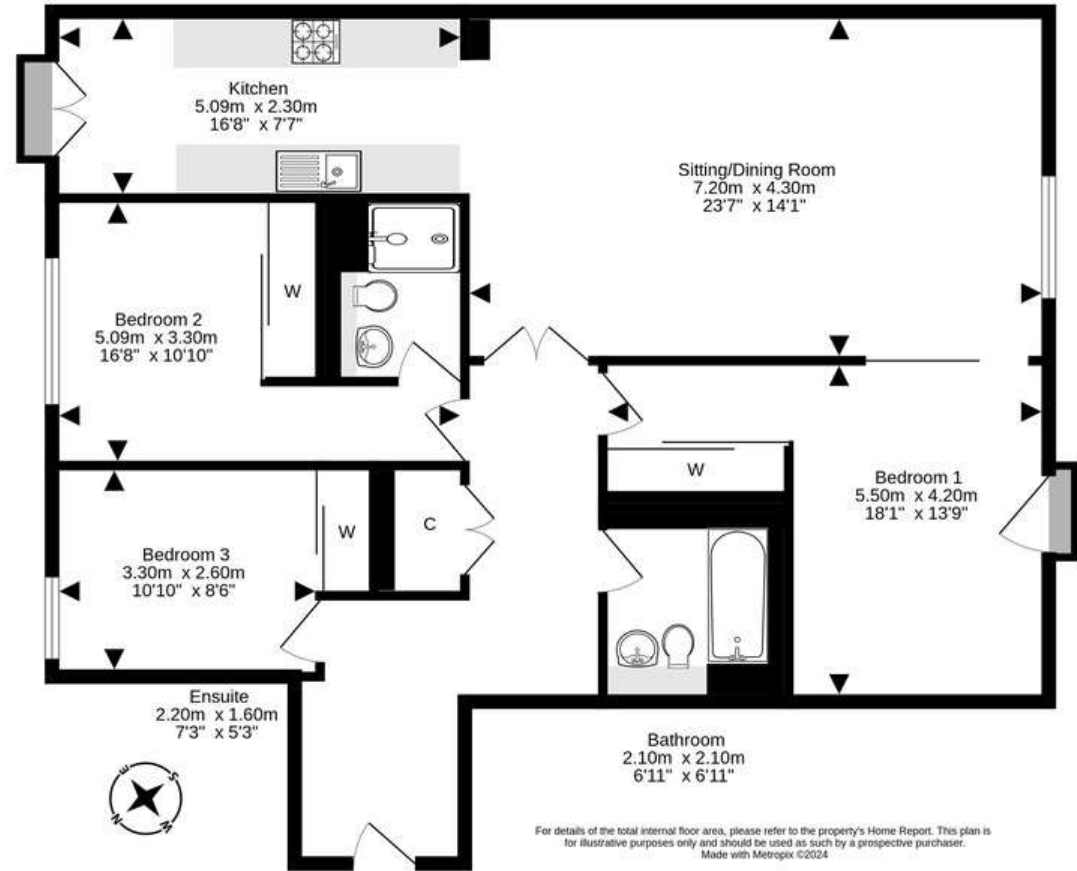
Please note that this property is factored. Factor fees are understood to be approx £170pm

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.





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