



3/16 Western Harbour Way
NEWHAVEN | EDINBURGH | EH6 6LP


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Set in a luxury modern development on the waterfront is this spacious and well presented third floor apartment with secure underground parking. Surrounded by manicured communal grounds the property boasts private balcony with an outlook over greenland and to panoramic sea views, lift access, double glazing and gas central heating and would make an ideal first time buy. The accommodation comprises welcoming entrance hallway with ample sized storage and utility cupboards, bright living/dining room with private balcony off, contemporary kitchen with attractive units, stylish sitting/dining room, spacious principal bedroom with built in wardrobes and en-suite shower room, second well-proportioned bedroom with built in wardrobes, and the accommodation is completed by a well appointed main bathroom with shower over bath.

- Modern waterfront development
- Third floor apartment
- Secure underground parking
- Living/dining room with private balcony
- Contemporary kitchen
- Family/dining room off
- Principal bedroom with en-suite mains shower room
- Family bathroom with electric shower over bath
- Gas central heating
- Double glazing
- Lift access

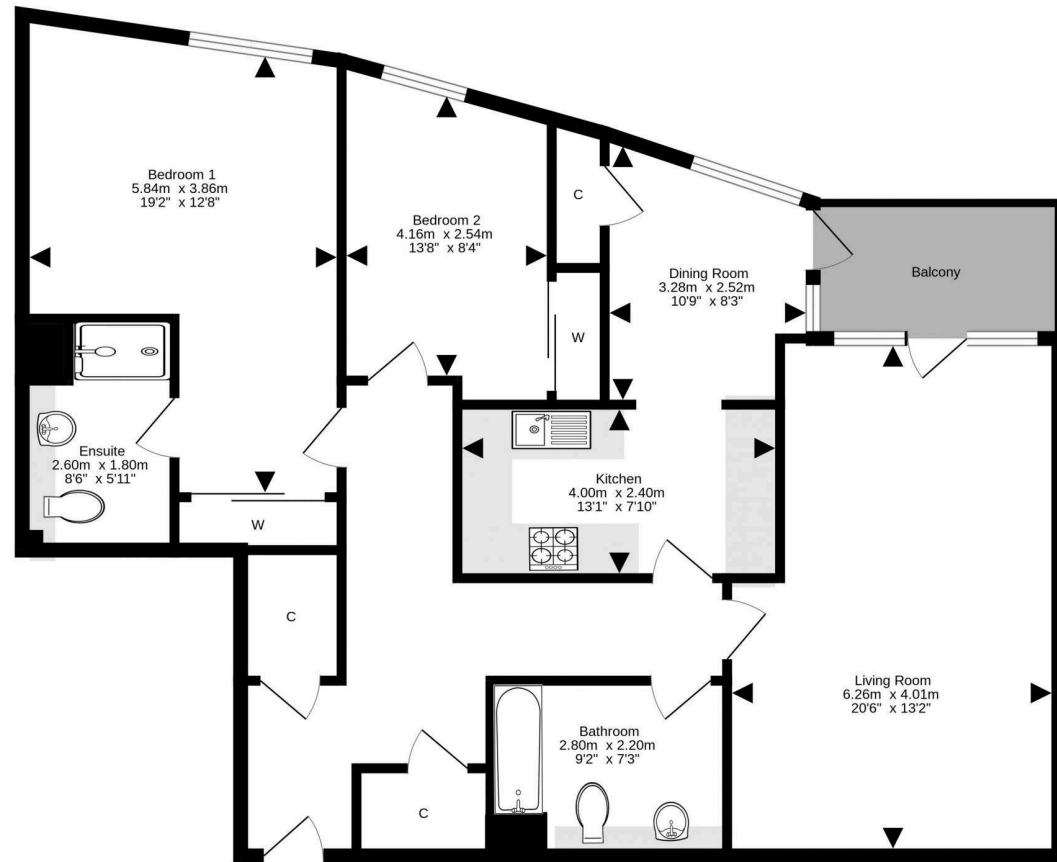
Included in the sale will be the television and unit, dishwasher, washing machine, tumble dryer, fridge, microwave, coffee table, all curtains and blinds, 1 bed, and makeup unit. EPC Rating B

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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix 52024

