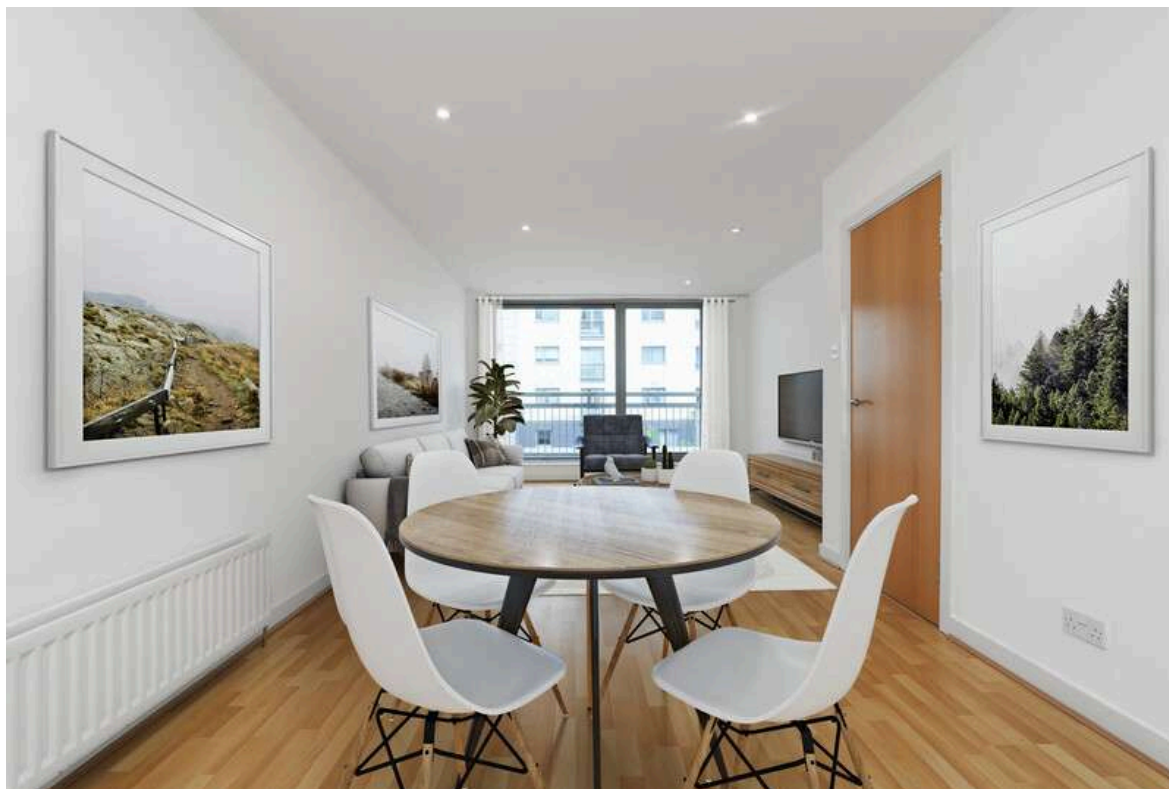




5/4 Western Harbour Midway
NEWHAVEN | EDINBURGH | EH6 6LD


warners
solicitors & estate agents



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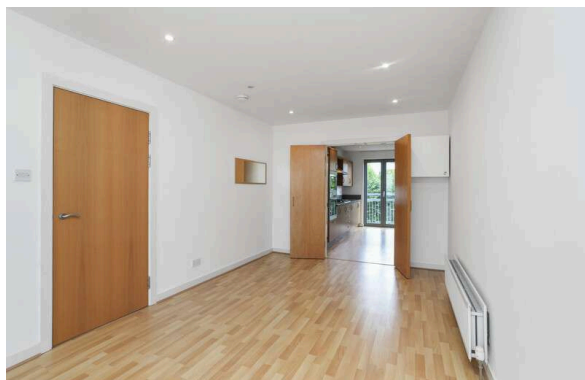
Warners is thrilled to present this first-floor flat in a desirable modern development in Edinburgh's popular Newhaven area. The building features an entry phone security system, and the flat is in excellent condition, making it an ideal purchase for individuals, couples, or small families. Access is provided via a well-maintained communal stairway or a fully serviced lift that reaches all floors.

The main living area is open-plan, naturally dividing into leisure, dining, and cooking spaces, making it perfect for entertaining. Patio doors from the living area open onto a west-facing covered balcony. The dining area comfortably fits a table and four chairs, and twin doors lead to a well-equipped kitchen that can be opened for more light and space or closed for a cozier feel. The master bedroom boasts an exceptionally spacious walk-in dressing area and an en-suite shower room with a double shower cubicle. The second bedroom is also a generous double with built-in wardrobes, and the family bathroom features a white suite. Additional benefits include gas central heating, double glazing, well-maintained communal grounds, and a private allocated parking bay in a secure underground facility.

- Spacious and bright first-floor flat
- Open-plan living/dining area with double doors to kitchen
- Contemporary kitchen with range of wall and base units
- Master bedroom with en-suite shower room and dressing room
- Well-proportioned second bedroom with storage
- Secure underground carpark

Extras included in this sale are all the appliances, curtains and blinds. EPC rating B, council tax F, factors are James Gibb, 4 Atholl Place, Edinburgh, EH3 8HT Approx £160. All the flats in the development have a shared responsibility towards all aspects of the site, gardens, parking etc.

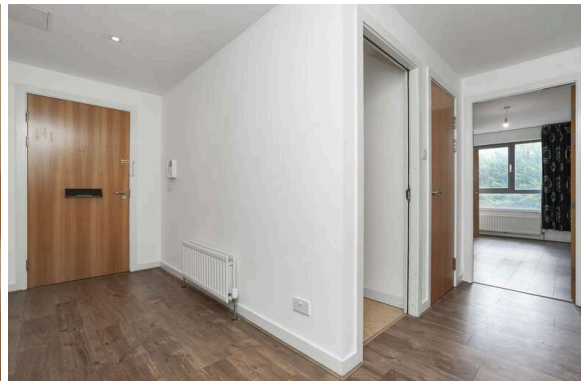
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

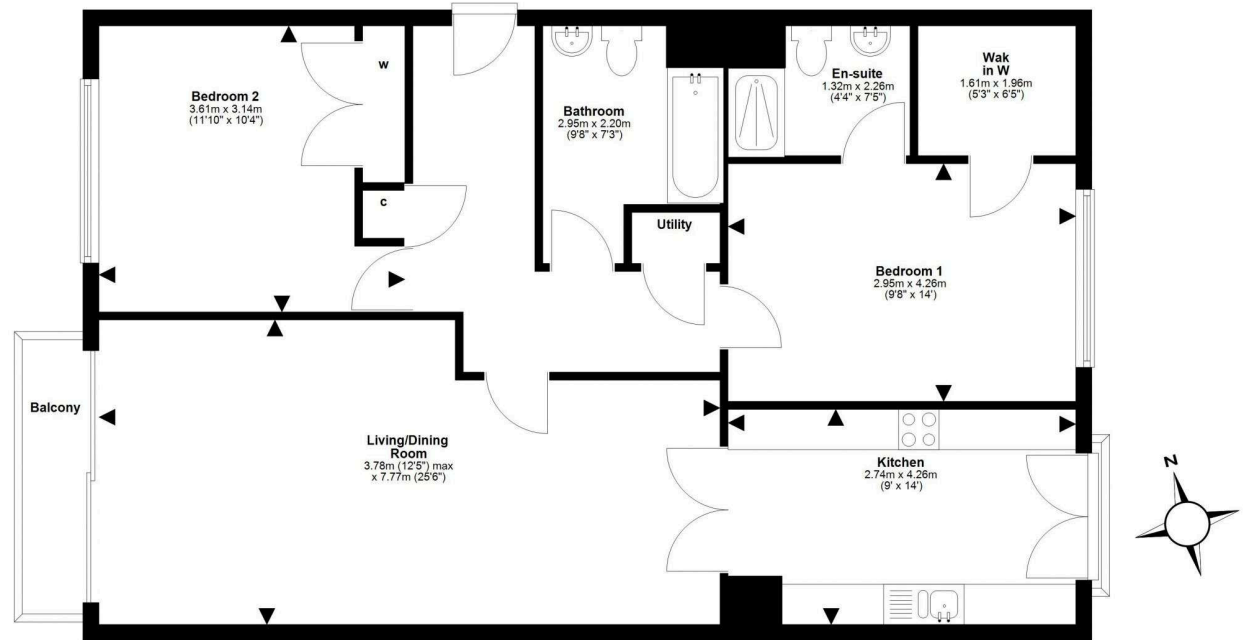




Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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 buyer.