



5/9 Western Harbour Way
NEWHAVEN | EDINBURGH | EH6 6LP


warners
solicitors & estate agents



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Situated in a luxurious, modern waterfront development, Warners are pleased to present this spacious and well-maintained second-floor apartment with secure underground parking. Surrounded by beautifully landscaped communal grounds, the property features a private balcony offering views of green spaces and panoramic sea vistas. Additional highlights include lift access, double glazing, and gas central heating, making it an ideal purchase for first-time buyers.

The accommodation comprises a welcoming entrance hallway with generous storage and utility cupboards, a bright living/dining area with access to the private balcony, a contemporary kitchen with stylish units adjoining a sitting/dining room, a spacious principal bedroom with built-in wardrobes and an en-suite shower room, a second well-sized bedroom with built-in wardrobes, and a well-appointed main bathroom with a shower over the bath.

- Luxury waterfront development with secure underground parking
- Private balcony with panoramic sea and green space views
- Spacious living/dining area with modern kitchen and stylish units
- Principal bedroom with built-in wardrobes and en-suite shower room
- Second well-sized bedroom with built-in storage
- Lift access, double glazing, and gas central heating throughout

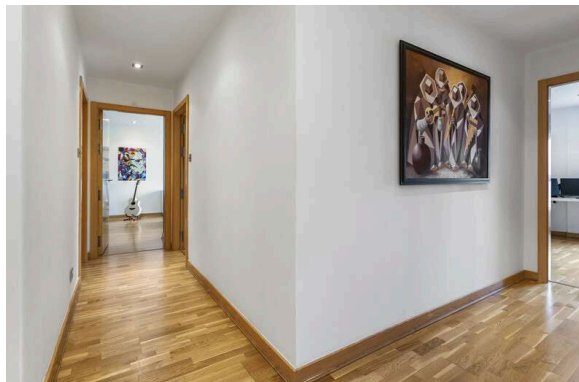
All blinds, curtain rails, gas stove oven, dishwasher and a couple of storage drawers included in sale. EPC Rating B. Council Tax Band E.

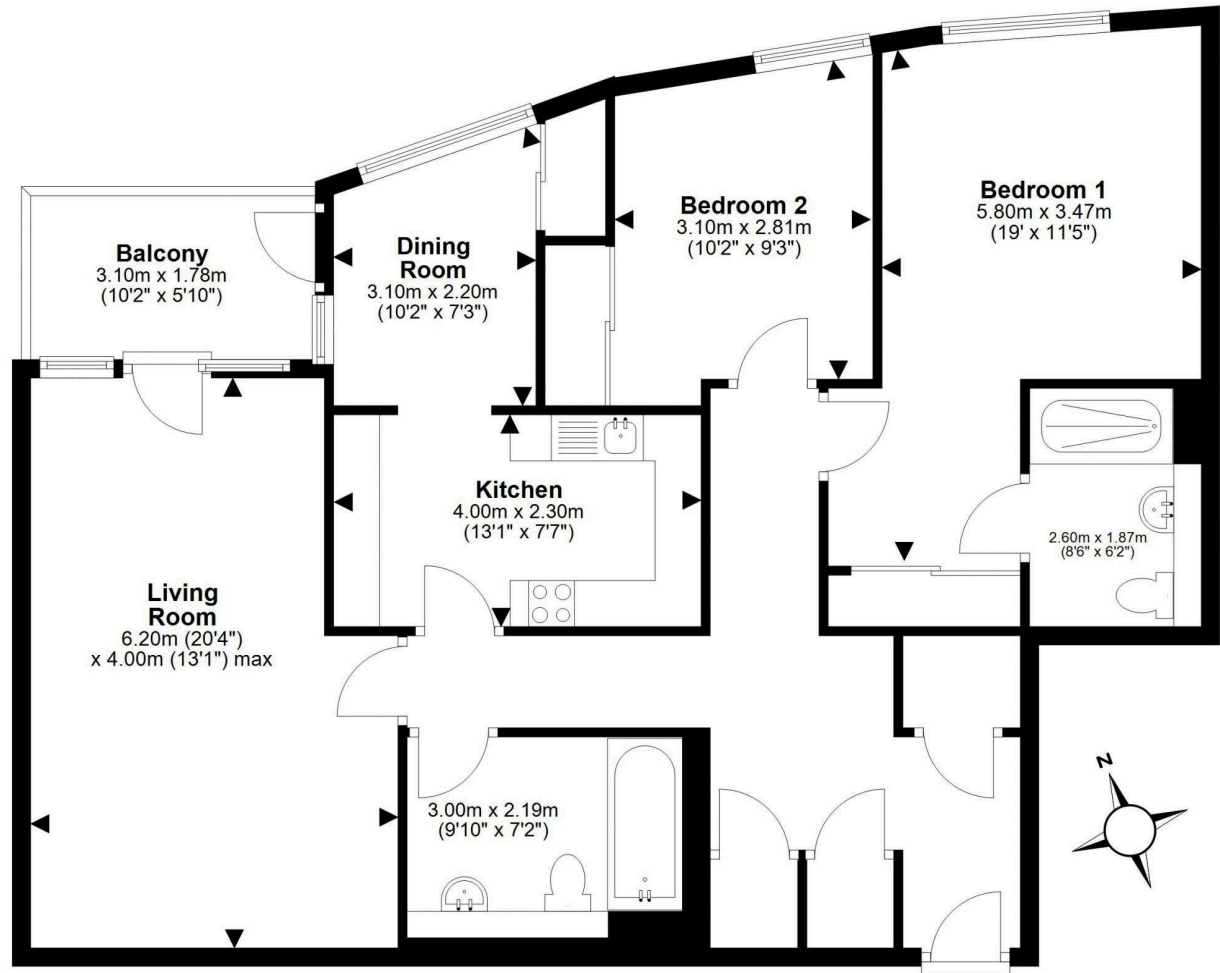
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factor fee is £167 per month (this is reviewed every year). The factor maintains the communal areas, stair cleaning, general repairs, building maintenance, building insurance included in the factor fee.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.