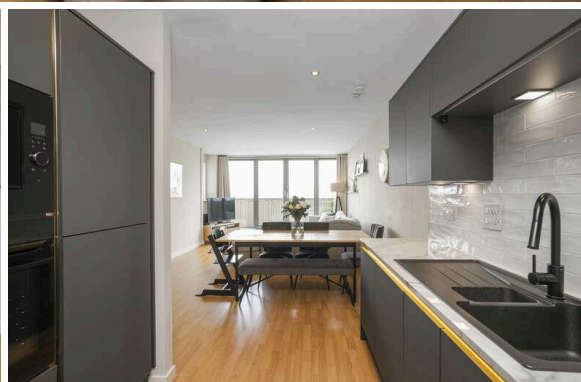




3/23 Western Harbour Midway  
NEWHAVEN | EDINBURGH | EH6 6LD

  
**warners**  
solicitors & estate agents



## 3/23 Western Harbour Midway,

NEWHAVEN | EDINBURGH | EH6 6LD

Set in the heart of the luxury western harbour development surrounded by manicured grounds, excellent amenities and quick transport links is this immaculately presented sixth floor apartment. Boasting secure underground parking with an allocated space, lift access and a large south facing balcony with far reaching views from Edinburgh Castle to over the Firth of Forth this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright open plan lounge/kitchen with generous dining space, a new kitchen with luxury units and access to the balcony which spans the full width of the flat and enjoys panoramic city and water views with space for seating. Two of the bedrooms both have ample sized built in wardrobes and each have elegant en-suite shower rooms and the third bedroom with would make an ideal home office. The flat is completed by a stylish main bathroom with three piece suite.

- Luxury sixth floor apartment
- South facing balcony with panoramic views from the Castle to the Firth of Forth
- Secure underground allocated parking
- Welcoming hallway with storage cupboards
- Bright lounge with new kitchen section and dining space
- Three bedrooms
- Three bathrooms

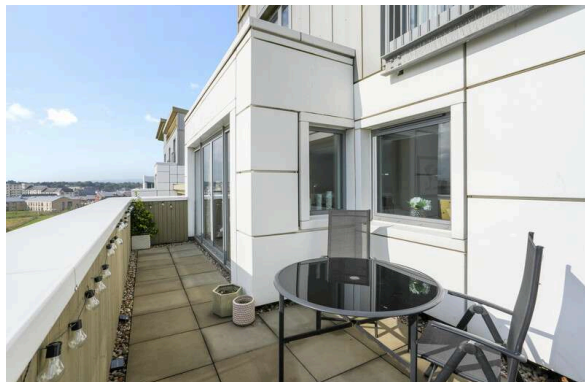
All blinds, fridge/freezer, oven, microwave, dishwasher and washing machine included in sale. EPC Rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Factors fees are £129.00 monthly and cover servicing, maintenance and common utilities. Note this does not cover provision of building insurance.

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 various retail outlets in addition to a multiscreen cinema and tourist attractions. 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.