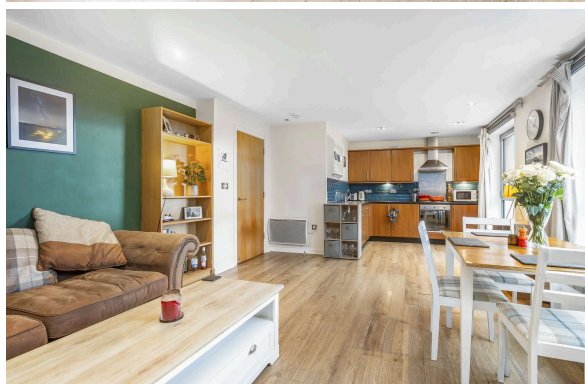




6/5 Western Harbour Midway,
NEWHAVEN | EDINBURGH | EH6 6PN



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Immaculately presented, two-bedroom modern apartment forming part of a sought-after development in Newhaven, near Edinburgh's shore.

This stunning flat has been decorated to a high standard throughout and is offered to the market in true move-in condition. The open plan living room and kitchen forms the main public space in the property, and the area is flooded with an abundance of natural light. The principal bedroom is of a good size and boasts integral wardrobe storage and a stylish ensuite shower room. The second bedroom is also a well-sized double and similarly benefits from built-in wardrobe storage.

Further storage is afforded by cupboards in the entrance hallway, and a modern family bathroom completes the internal accommodation.

Holding immense appeal to first-time buyers and young families as well as holding investment potential, early viewing is essential.

- Modern two-bedroom apartment
- Open plan living room/kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Entrance hallway
- Double glazing
- Secure parking and abundant street parking

Curtains, blinds, washing machine, dishwasher, fridge and freezer included in sale. EPC Rating C.

Factor charges are understood to be £185 per month

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



Factor charges are £185 per month. This covers cleaning and maintenance of all communal areas including entrances, corridors, stairwells, garages, refuse collection areas, gardens and external paved areas, buildings insurance for communal areas, control of access, fire safety equipment, garage doors, etc and electricity supply to common areas.

The subjects are located in the highly regarded Newhaven area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops, schools and a wide choice of leisure and recreational facilities. The city centre is easily accessible by car or by public transport, where a wider range of amenities can be found. Further facilities can also be found at the fashionable Waterfront area of Leith, which has undergone significant redevelopment in recent years including the impressive Ocean Terminal shopping complex. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



