



10/2 Western Harbour Midway
NEWHAVEN | EDINBURGH | EH6 6PT


warners
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Set in an a sought after, modern development surrounded by manicured communal grounds is this immaculately presented ground floor apartment with private terrace and secure underground parking. Boasting excellent local amenities, quick transport links and waterfront walks this property, offered to the market in true move in condition would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with two ample sized storage cupboards one housing the washing machine, bright open living lounge/kitchen with attractive kitchen units and currently comprises an induction hob, oven and fan, dishwasher and fridge/freezer and lounge area which leads onto the private terrace, the two-well-proportioned bedrooms also have access onto the terrace and the master benefits from built in storage. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Two Bedroom ground floor apartment
- Private terrace which can be accessed from both bedrooms and the kitchen living room
- Secure underground allocated parking space
- Welcoming hallway
- Bright open plan lounge/kitchen
- Two well-proportioned bedrooms
- Stylish bathroom
- Secure video entry system
- Double glazing

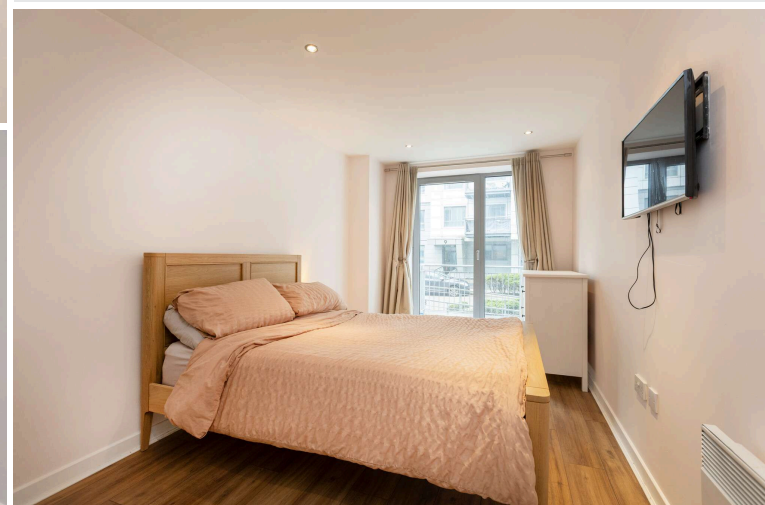
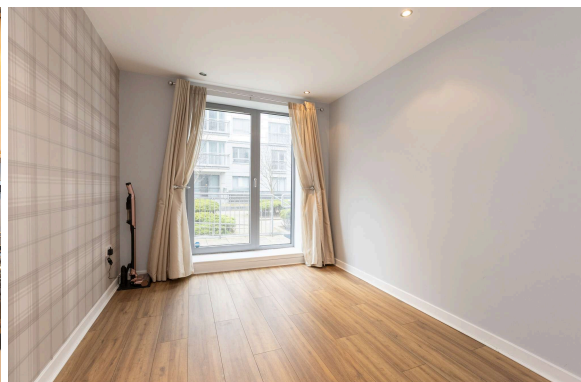
Included in the sale will be the curtains, free-standing fridge freezer, microwave, toaster, kettle, TV in bedroom, and bathroom cabinet. The sofa, sideboard and TV unit can be included if desired.

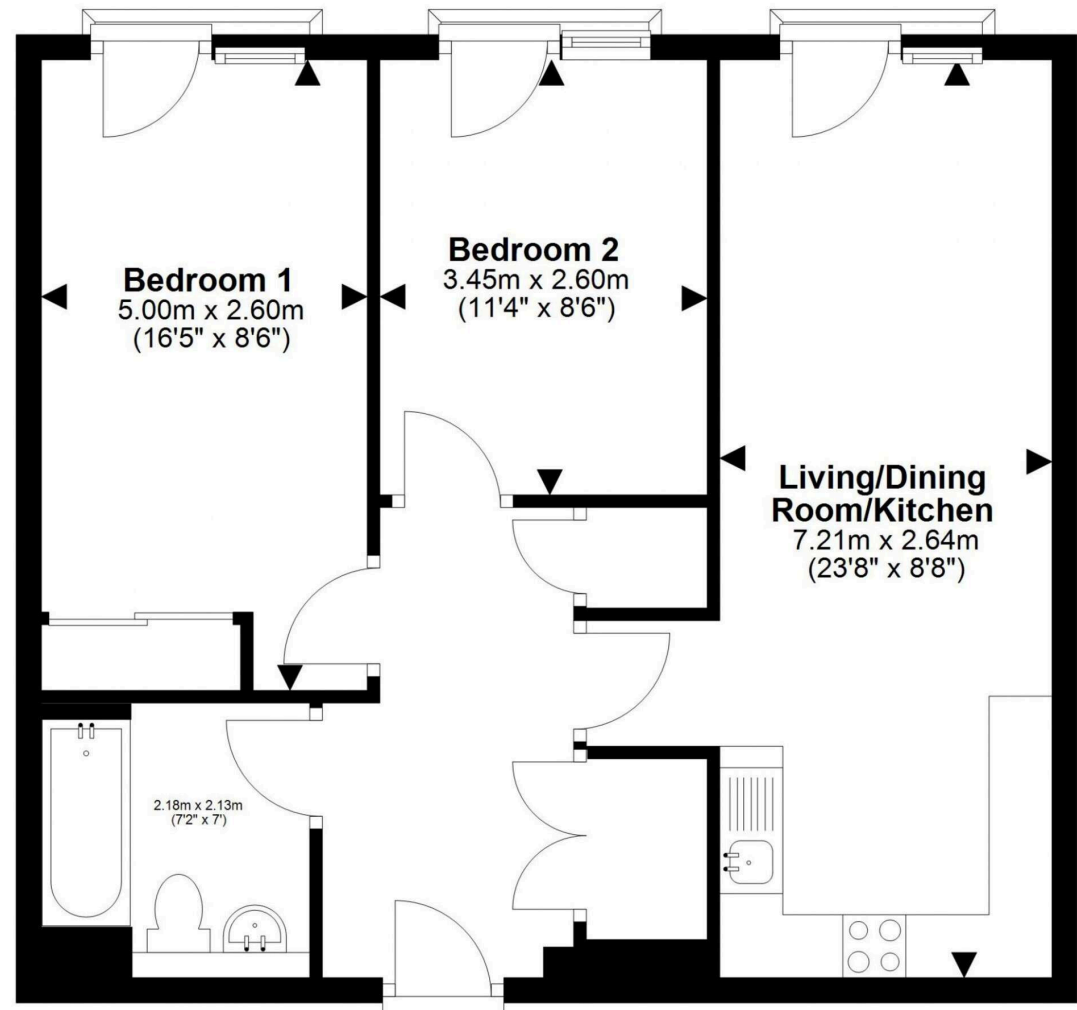
EPC Rating C. Council tax band E. Factor fee £185 per month.

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. The fashionable Shore area of Leith with its artisan cafes, gastro pubs and award winning restaurants, is nearby. Local amenities include a variety of shops, a 24 hour Asda Supermarket and well-respected schools. Ocean Terminal is also nearby offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Leith Links, the Water of Leith, health clubs, and swimming pools. An efficient public transport network operates to most parts of the city and surrounding areas with the impressive new tram line being a huge part of this.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.