



3/13 Western Harbour Midway
NEWHAVEN | EDINBURGH | EH6 6LD


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Beautifully presented two bedroom apartment offering fantastic views, benefiting from south-facing private balcony and forming part of a popular modern development in the sought-after area of Newhaven close to the Shore in Edinburgh.

This outstanding third floor apartment is tastefully decorated throughout and is presented to the market in true move-in condition. The spacious, open plan living/dining room/kitchen is simply flooded with an abundance of natural light through dual aspect windows. From the living area, access is provided to the private south-facing balcony which will be ideal for relaxing and enjoying the best of the summer weather.

The principal bedroom offers plenty of integral wardrobe storage and boasts a stylish ensuite shower room, while the second bedroom similarly offers built-in wardrobe storage. A family bathroom completes the internal accommodation.

Nearby amenities include a range of stylish bars and restaurants at the city's vibrant and fashionable Shore district, and the apartment is conveniently located to offer easy access to public transport links.

- Two-bedroom apartment
- Sought-after location
- Outstanding views
- Excellent nearby amenities
- Open plan living/dining/kitchen
- South-facing balcony
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Double Glazing
- Gas central heating
- Residents parking
- Energy Rating B
- Council Tax band F

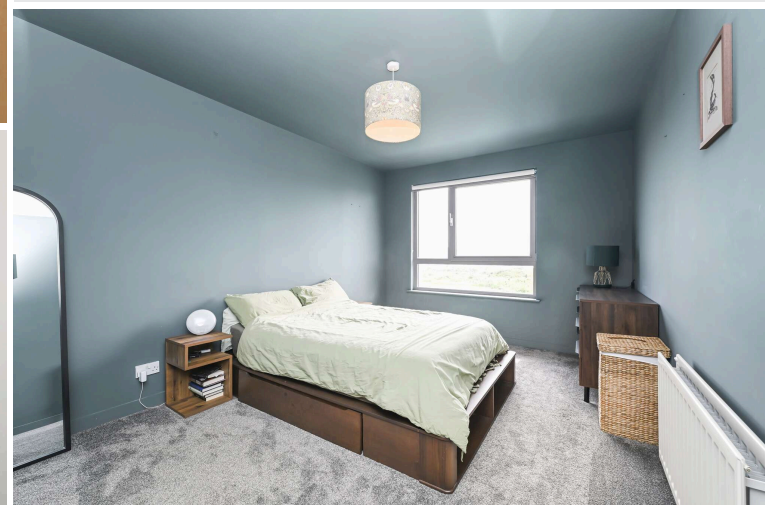
Factor : James Gibb Residential Factors, 4 Atholl Pl, Edinburgh EH3 8HT
Approximately £159.80 per month

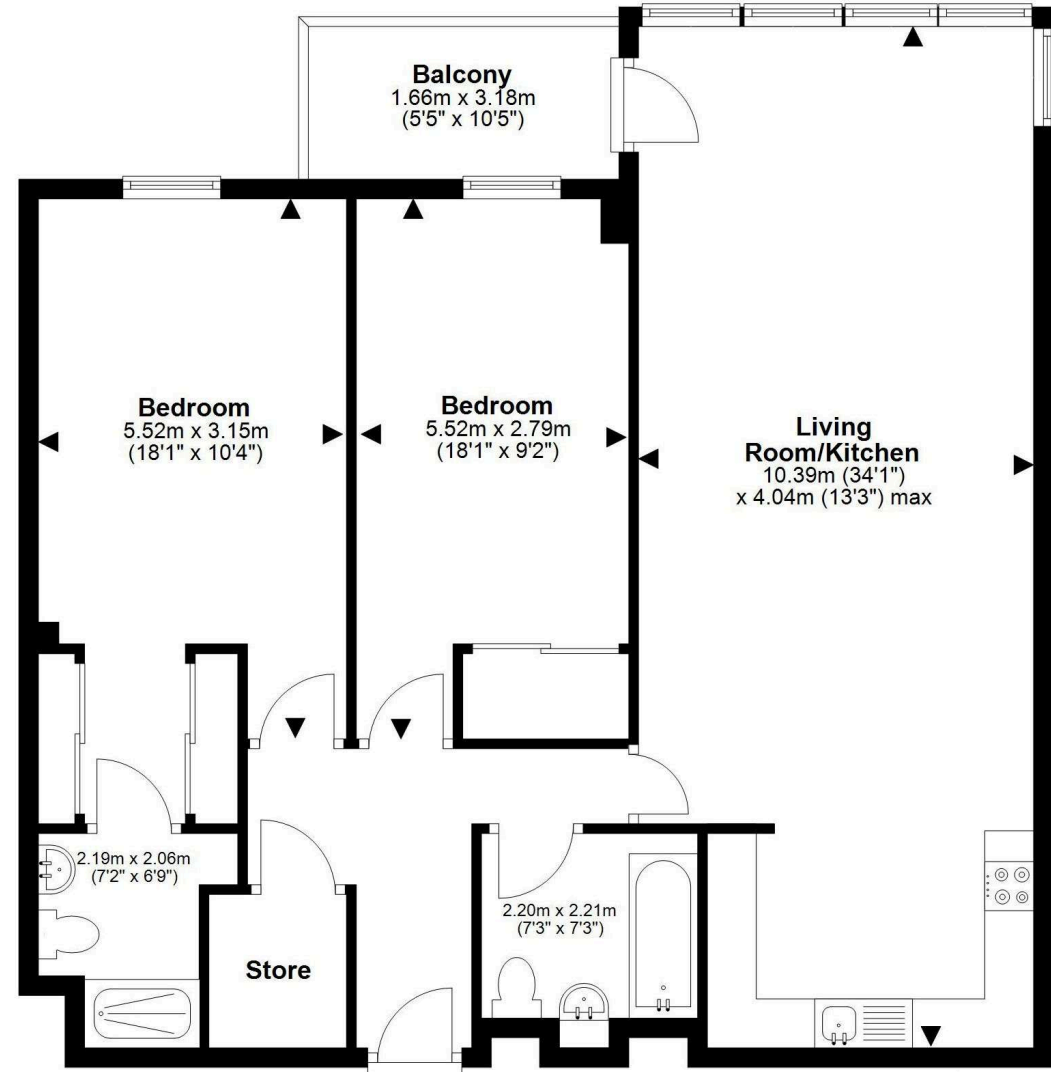
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



Extras: All integrated kitchen appliances:- oven, fridge, dishwasher, gas hob and microwave will be included.

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.





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.

