



7/25 Western Harbour View
LEITH | EDINBURGH | EH6 6PF


warner's
solicitors & estate agents



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Set in an a sought after, modern development surrounded by manicured communal grounds is this immaculately presented eighth floor three-bedroom apartment with balcony, views of Edinburgh castle and stunning sea views alike. 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 three ample sized storage cupboards one housing the washer/dryer, a bright and spacious open plan kitchen/living room with stunning sea views and a Juliet balcony to gaze out to sea, attractive kitchen with Siemens appliances that currently comprise an induction hob, oven and fan, dishwasher and fridge/freezer, breakfast bar and living area.

There are also three well-proportioned bedrooms all with built in wardrobes, the primary bedroom with an en-suite and views of Edinburgh castle. The third bedroom also benefits from patio doors leading to a private balcony with sea views over to Fife and beyond. Completing the accommodation is a further bathroom with shower over the bath and a heated towel rail.

- Three Bedroom apartment with stunning views of Edinburgh Castle and the Firth of Forth alike
- Private balcony which can be accessed from the Third Bedroom
- Two secure underground allocated parking spaces
- Welcoming hallway
- Bright open plan kitchen living
- Three well-proportioned bedrooms with built in storage
- Two stylish bathrooms
- Secure video entry system
- Factor Fees payable to The Element Factors, approximately £185p/m

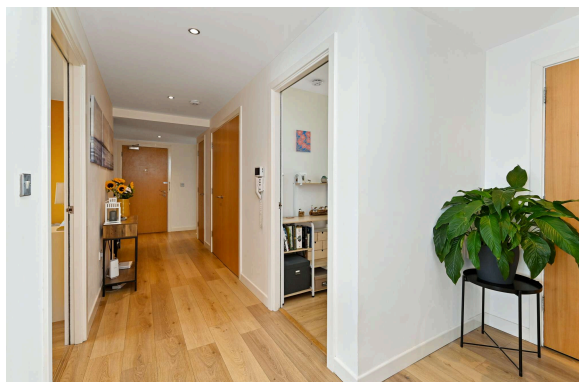
Energy Rating C, Council Tax Band F

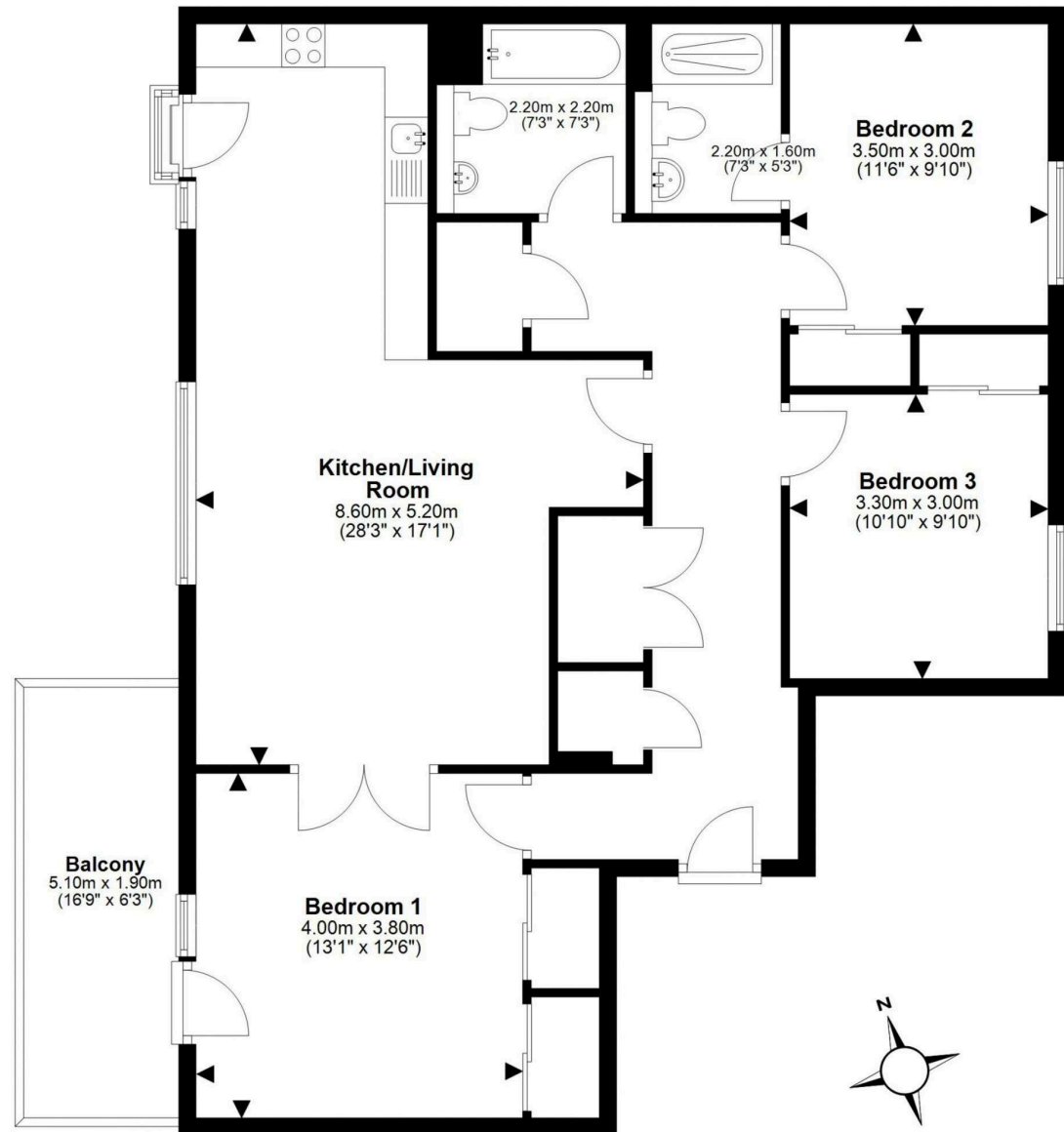
All fixtures, fittings, integrated appliances and the American-style fridge/freezer are all included in the sale.

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.