

Blackadders



1/6 Western Harbour Way
Edinburgh EH6 6LP

Offers Over
£290,000



Viewing: By appointment through selling agent on 0131 202 1868

DESCRIPTION

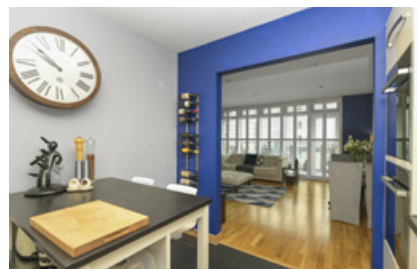
Immaculately-presented, two-bedroom, second-floor apartment with private balconies, set in a modern, factored, residential development with an exclusive waterfront location in the popular Newhaven area, north of Edinburgh city centre.

There is secure underground parking and a lift servicing all floors. Entrance in to the building is via a secure video entry system.

Without questions a property that needs to be seen to be fully appreciated.

LOCATION

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of cafés, bars, bistros and eateries, including several Michelin-starred restaurants and The Fishmarket, featured on BBC2's Remarkable Places to Eat. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, and a Tesco superstore on Duke Street. The Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, gym, spa, and a variety of restaurants. Walks and cycle-ways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links Park offers open green spaces. Directly opposite the development is a David Lloyd gym, including facilities such as an outdoor swimming pool and tennis courts. The gym complex is also home to Pure Spa and Busy Bees Nursery. An Asda superstore is a short walk away.





Spacious Lounge/Diner

Separate Kitchen

Utility Room

2 Bedrooms (Master En Suite)

Bathroom

Double Glazing

Under Floor Heating

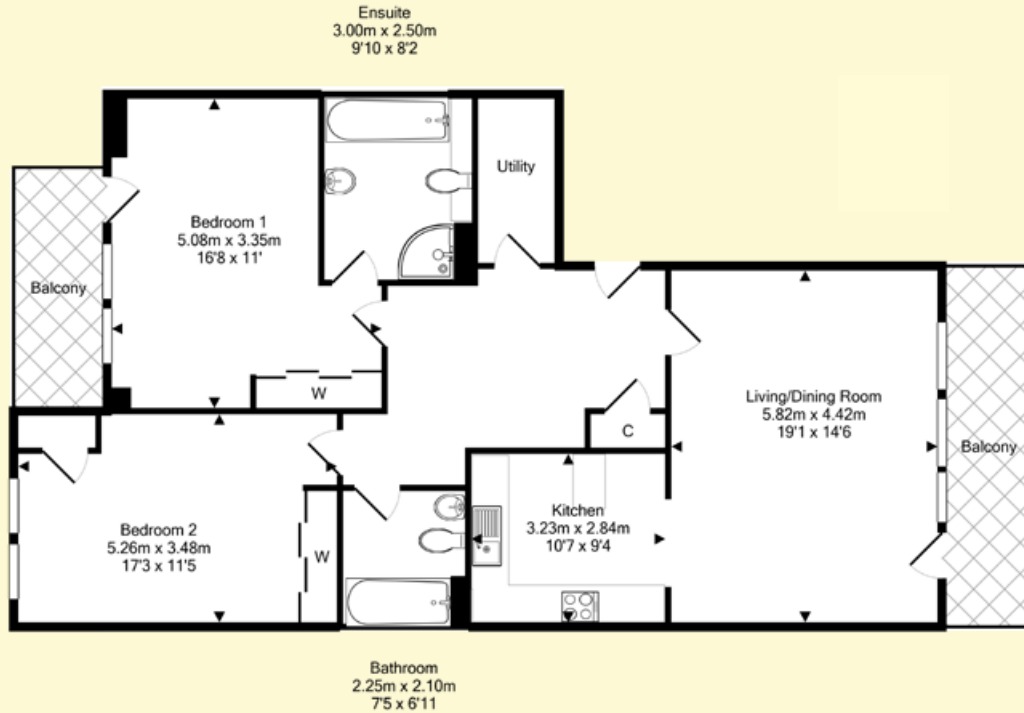
2 Balconies with Stunning Views

Communal Gardens & Grounds

Secure Video Entry System

Underground Parking

Lift



ACCOMMODATION

(measurements are approx)

Lounge/Dining Area	19'1 x 14'6	5.82 x 4.42m
Kitchen	10'7 x 9'4	3.32 x 2.84m
Bedroom 1	16'8 x 11'8	5.08 x 3.35m
En Suite	9'10 x 8'2	3.00 x 2.50m
Bedroom 2	17'3 x 11'5	5.26 x 3.48m
Bathroom	7'5 x 6'11	2.25 x 2.10m



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