

COULTERS[©]

3/18 WESTERN HARBOUR MIDWAY

NEWHAVEN, EDINBURGH, EH6 6LD

 3 BED  2 BATH  1 PUBLIC




TAKE A LOOK INSIDE


Set in the heart of one of Newhaven's waterfront locations is this spacious 3 bedroom flat with fantastic views and private balcony. The accommodation comprises of an impressive large open plan lounge/kitchen/diner with floor to ceiling windows that flood the room with light and lead out to the corner balcony via sliding doors.


The kitchen has plenty of cabinet storage and integrated appliances such as fridge-freezer, dish washer, oven, microwave and gas hob with cooker hood.

KEY FEATURES


 Well proportioned fourth floor flat with views.

 Three double bedrooms one with an en-suite.

 Private balcony off living room.

 Allocated underground car parking space.

 Within walking distance of Newhaven Harbour.

 Excellent local amenities nearby.



There are three generous sized double bedrooms, the master has a 3 piece en-suite and built-in wardrobes. The bathroom consists of a bath with overhead shower, sink, toilet and fitted wall mirror.

The property benefits from double glazing, gas central heating, lift and a secure entry system with video phone. An allocated underground parking space is also available.



THE LOCAL AREA

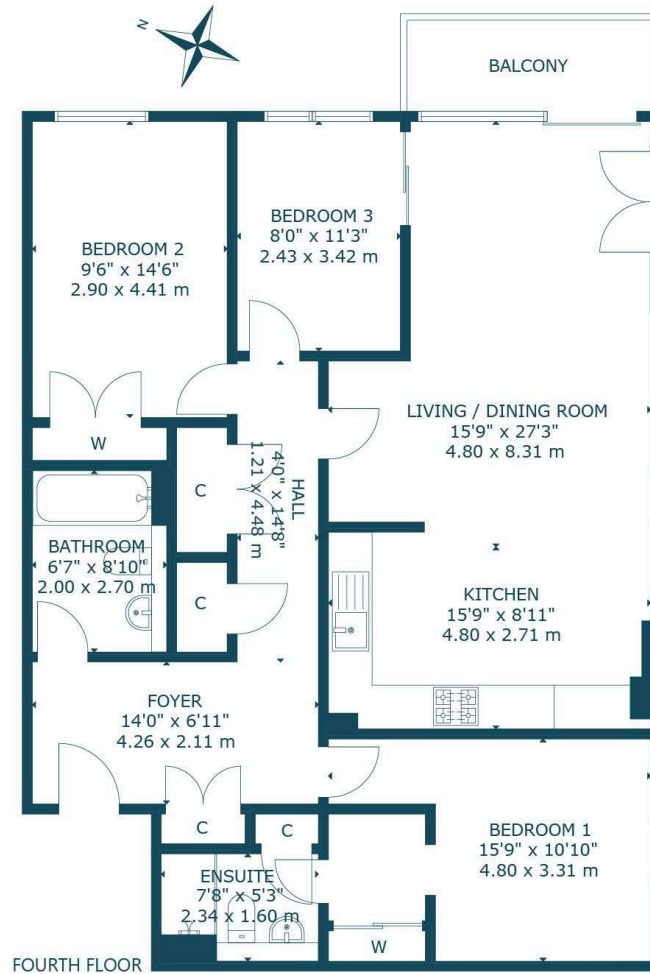
Newhaven is located in the northwest part of Edinburgh and provides scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges. Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven. The village is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre.



EXTRAS

All blinds, light fittings and fitted floors are included in the sale price.





3/18 WESTERN HARBOUR MIDWAY, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,098 SQ FT / 102 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.