

COULTERS[©]

2/9 WESTERN HARBOUR BREAKWATER

NEWHAVEN, EDINBURGH, EH6 6PA

 2 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

With fantastic views towards Newhaven Harbour and The Firth of Forth, this superb duplex apartment positioned on the second and third floors, offers well presented accommodation throughout.

The property is located within the premium Platinum Point development and benefits from quality fittings, hard wood flooring, gas underfloor heating, double glazing, a lift, video entry phone, the services of a concierge and cleaning and maintenance of all communal areas and gardens. There is an allocated tandem parking space within the secure underground car park.

The first floor of the apartment comprises: A kitchen and a dining room, filled with natural light, creating a wonderful space for hosting and socialising whilst enjoying the views provided by the floor to ceiling windows. A private balcony can be accessed from the dining area. The kitchen has a range of wall and floor mounted cabinets, integrated appliances and breakfast bar with seating for two. The first of the double bedrooms is located off the welcoming hallway and has fitted wardrobes and hosts a shower room en-suite. The lower level accommodation is completed by a utility room with an integrated washer/drier and also currently houses a small work station.

KEY FEATURES



Stylish duplex apartment with sea views.



Two double bedrooms, both with en-suites



Attractive, well maintained shared courtyard.



Allocated underground tandem car parking space.



On the waterfront with views of the Firth of Forth.



Tram terminus within a few minutes walking distance.



Stairs from the dining room lead to the upper floor of the apartment where a large living room can be found benefitting from a Juliette balcony and an abundance of light from the floor to ceiling windows.

The master double bedroom, also with fully fitted wardrobes, hosts a beautifully designed four-piece ensuite with bath and separate walk-in shower. A separate guest WC and wash hand basin situated off the upper floor entrance lobby completes the accommodation.

Externally there is a well maintained central courtyard and landscaped communal grounds in addition to walks along the immediate waterfront, Lighthouse Park, David Lloyd Gym and Newhaven Harbour. Unrestricted parking is available on the street outside in addition to the secure parking.





THE LOCAL AREA

Newhaven Village and Harbour is situated about 2 miles (3.2km) north of the City centre of Edinburgh on the western periphery of Leith and provides stunning views of The Firth of Forth and the Fife coastline. With its proximity to the water Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the Firth especially towards the Forth Bridges, and enjoys a good selection of local restaurants in its own right whilst neighbouring Leith also is a vibrant and lively district of Edinburgh known for its waterfront areas, restaurants and cultural attractions.

The Village is well connected to the rest of Edinburgh via public transportation including the new tram line. There are several regular bus services operating between Newhaven, City Centre and the Airport, with the terminus of one service situated moments from the apartment.

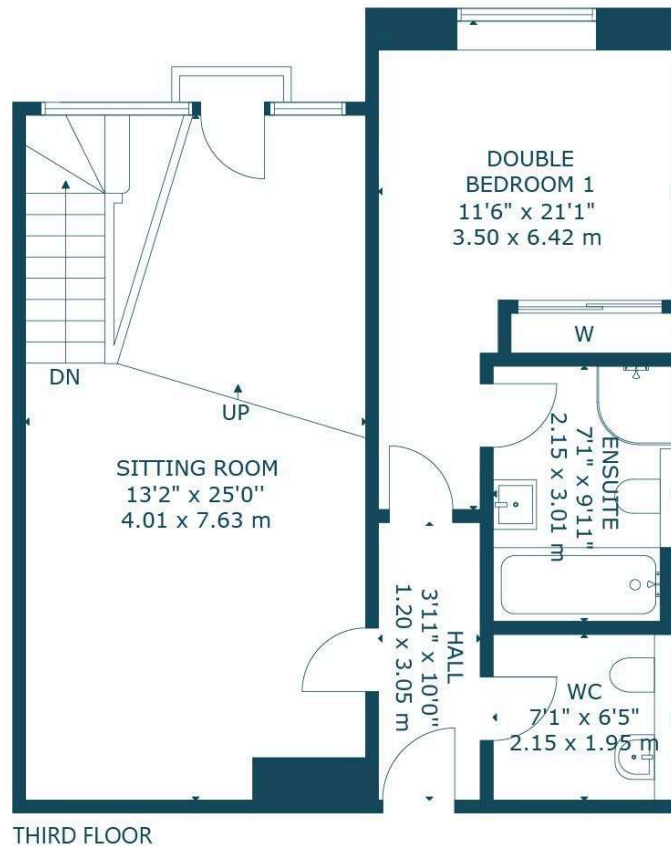
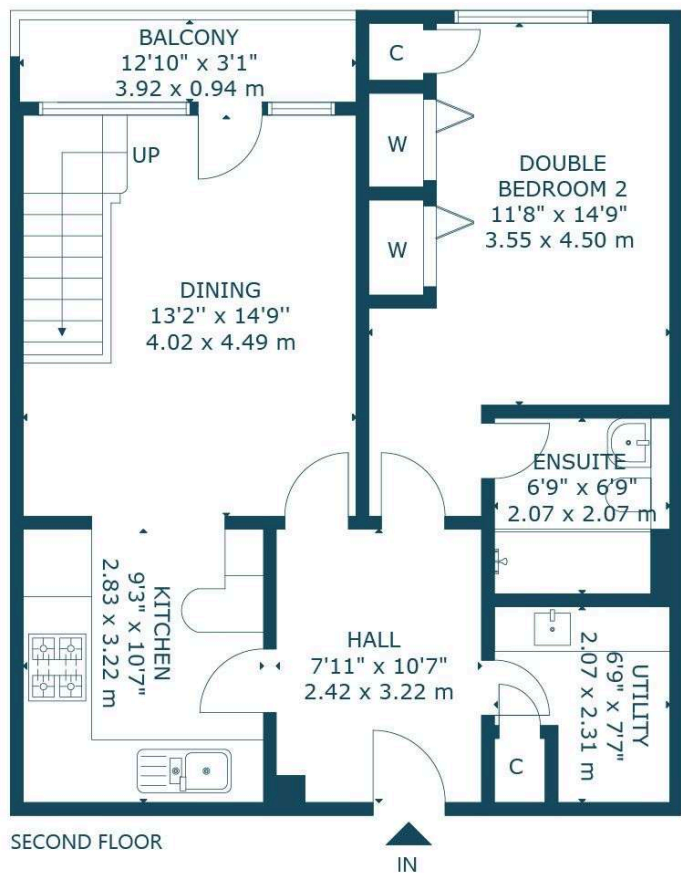
EXTRAS

The blinds, light fittings, integrated kitchen appliances are included in the sale price. Some additional items of furniture are available by separate negotiation.

The factors are James Gibb and the quarterly factoring fee is approximately £540 per quarter.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,502 SQ FT / 139 SQ M
 BALCONY 39 SQ FT / 3 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.