

COULTERS[©]

1 1/4 WESTERN HARBOUR MIDWAY

NEWHAVEN, EDINBURGH, EH6 6LG

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This bright and spacious ground-floor apartment is perfectly positioned within the Western Harbour development in the Newhaven area. It boasts a large, private patio, ideal for relaxing or entertaining while enjoying the surrounding sea views.

The welcoming entrance hall provides access to all rooms and features a double utility cupboard alongside three additional built-in cupboards and a video entry phone handset for added convenience.

KEY FEATURES



Spacious ground floor flat.



Three double bedrooms, one with an en-suite.



Private decking area and access to the shared courtyard.



Allocated parking space within secure car park.



Within walking distance of Newhaven Harbour.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - F





The open sitting room come kitchen opens directly onto the generous, decked patio through sliding doors with uninterrupted view across the Firth of Forth to Fife. There is ample space for a dining table, making this room perfect for both relaxing and entertaining.

The open-plan kitchen is fitted with matching wall and base units, complemented by integrated appliances including a gas hob, electric oven, microwave, fridge/freezer and dishwasher.

The master bedroom features built-in wardrobes alongside an en-suite shower room. The second and third double bedrooms both enjoy front-facing windows with views over the Firth of Forth. The family bathroom is finished with a white three-piece suite, mirror, and extractor fan, offering a clean and contemporary feel.





MORE INFORMATION

A new electric boiler was installed in 2022, facilitating a full hot water system & radiators.

The development itself offers secure access to the external well-maintained courtyard, a video entry phone system, lift and stair access to all floors, a dedicated underground parking space, and unrestricted on-street parking.







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THE LOCAL AREA

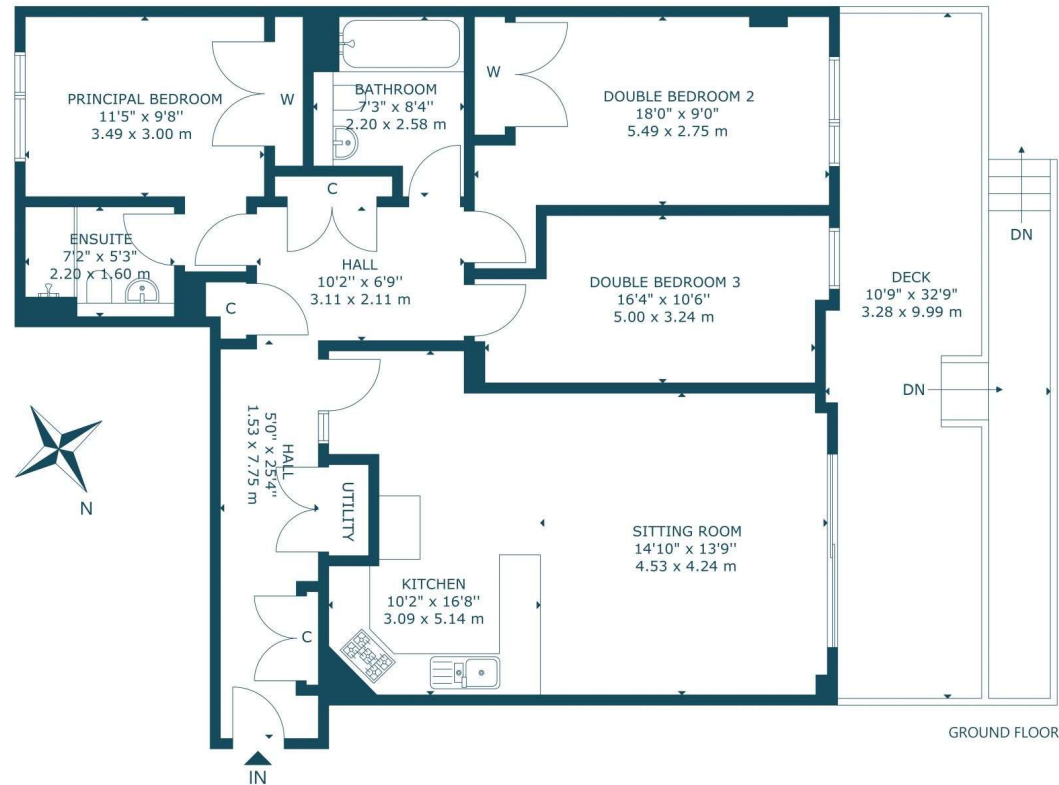
Newhaven Village and Harbour is situated about 2 miles (3.2km) north of the City centre of Edinburgh on the western periphery of Leith and provides stunning views of The Firth of Forth and the Fife coastline. With its proximity to the water Newhaven has historically been associated with fishing and maritime 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.

The factoring fee is £130 per month.



11/4 WESTERN HARBOUR MIDWAY, NEWHAVEN, EDINBURGH, EH6 6LG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,130 SQ FT / 105 SQ M
DECK 344 SQ FT / 32 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.