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Offers Over

**£270,000**

## 6/14 Western Harbour Terrace

Newhaven | Edinburgh | EH6 6JN

A fantastic opportunity has arisen to purchase this impressive, truly stunning third floor apartment, forming part of a modern development in the sought-after area of Newhaven. Enjoying stunning open views towards the iconic Forth Bridges and Firth of Forth, the property enjoys a peaceful yet well-connected location.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift Access
-  Secure Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

The accommodation which is presented to the market in move in condition, in brief comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful utility and storage cupboards, light and spacious reception/dining room with access to balcony - perfectly framing the panoramic views, open plan stylish modern fitted kitchen with peninsula and integrated appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, further good sized second double bedroom with fitted wardrobes and bathroom with separate shower enclosure. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and washing machine. Other items of furniture can be made available by separate negotiations.

## Gardens, Parking & Factor

For the car owner, there is allocated parking available in the secure underground car park with ample unrestricted on-street parking available for visitors. There is also an immaculately kept communal courtyard garden to the centre of the development for residents to enjoy. James Gibb Factors maintain the building, lift, stair cleaning and communal grounds at a cost of £160 per calendar month. Block insurance is currently £116.06 per calendar month.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

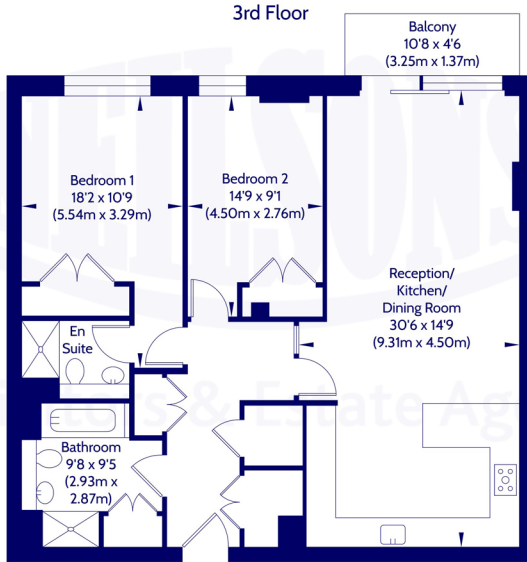
The property is located within the sought-after Western Harbour development in Newhaven, a vibrant coastal community just three and a half miles north of Edinburgh's city centre. Combining the tranquillity of waterfront living with the convenience of excellent urban connections, this prime location offers an exceptional lifestyle.

Residents enjoy direct access to scenic coastal walking and cycling routes, the picturesque harbour at Newhaven, and a growing selection of stylish waterside restaurants and cafés. Ocean Terminal shopping centre, currently undergoing an exciting £250 million transformation, is just moments away and set to become a major leisure and retail destination, enhancing the area's appeal even further. It already offers a range of high street shops, a multiscreen cinema, and a variety of eateries. A large Asda supermarket in Newhaven provides everyday convenience, while the thriving communities of Leith and The Shore, renowned for their trendy bars, award-winning restaurants, and cultural attractions, are just over a mile away. This well-connected setting is ideal for city commuters and travellers alike, with regular tram and bus services offering swift, direct access to the city centre and Edinburgh Airport. The nearby Ferry Road (A902) provides an easy route to the city bypass and beyond. Fitness enthusiasts will also appreciate the proximity of the David Lloyd health club, making this an outstanding location for those seeking a dynamic coastal lifestyle with all the advantages of city living.





Approx. Gross Internal Floor Area 94 Sq M / 1007 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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