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Offers Over
£250,000

9/4 Western Harbour View

Newhaven | Edinburgh | EH6 6PG

This delightful two-bedroom ground floor apartment with secure underground allocated parking, forms part of the highly desirable Western Harbour View development in Newhaven's waterfront district. The property is presented to the market in true move in condition and would undoubtedly appeal to professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Secure Underground Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation briefly comprises a secure entry system, welcoming entrance hallway, complete with a practical utility cupboard. There is a bright and spacious reception/dining room which flows seamlessly into a stylish open-plan modern kitchen fitted with integrated appliances. The well-proportioned principal bedroom benefits from fitted wardrobes, access to a private patio area, and a sleek en-suite shower room. A generous second double bedroom also features fitted wardrobes and direct access to the patio. The property is further complemented by a contemporary bathroom fitted with a three-piece suite and shower over the bath. Further benefits include electric heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washer/dryer.

Gardens, Parking & Factor

The property benefits from attractively landscaped gardens and allocated secure underground parking with further unrestricted parking available on the street. The building and grounds are insured and maintained by The Element Factors at a cost of approximately £185 per calendar month. This includes the maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 78 Sq M / 841 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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