Jardine Phillips
Solicitors • Estate Agents

NEWHAVEN

3/11 WESTERN HARBOUR
BREAKWATER
EH6 6PA



2 | 2 | 2

EPC RATING: B

FIXED PRICE £495,000

PROPERTY DESCRIPTION

- Generous hall with storage cupboard
- Sittingroom with dual aspect large windows providing stunning sea views and fitted bar.
- Spacious kitchen/diner with full length windows and direct access out to the balcony
- Smart fitted kitchen with hob, double oven/grill, chimney hood, wine cooler, integrated dishwasher and fridge/freezer
- Master bedroom with built in wardrobe.
- En suite bathroom with modern white three piece suite
- Double bedroom 2 with built in wardrobe and cupboard housing the boiler and water tank with en suite shower room including a double shower base
- Study/Box room
- Separate WC
- Double glazed windows and a security alarm system
- Gas central heating and under floor heating
- There is underground parking with an allocated space, bicycle racks, a rubbish chute on each floor and a large central courtyard garden. EWS1 certificate has been obtained.

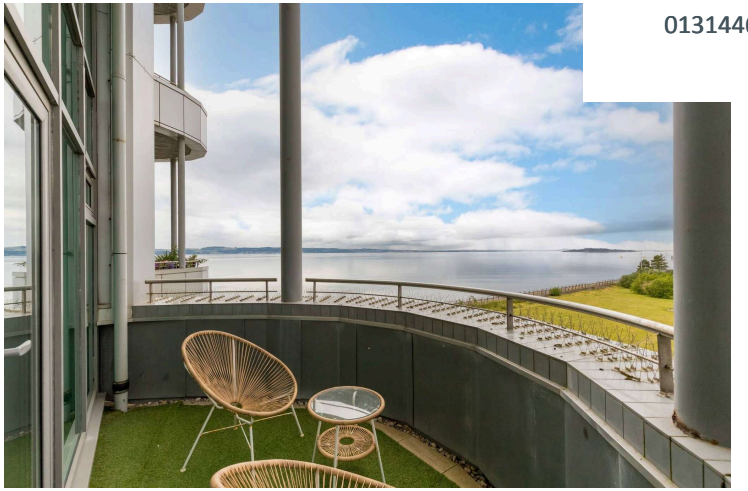


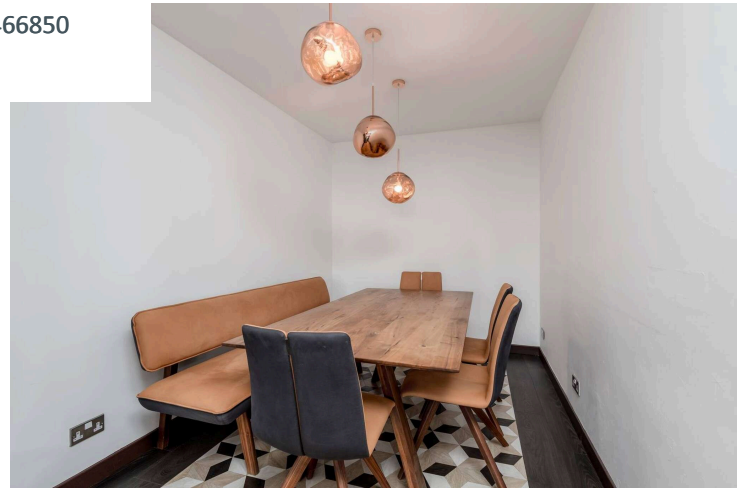


VIEWING

By App call

01314466850











SECOND & THIRD FLOOR DUPLEX

Stunning Purpose built duplex apartment
Fantastic Sea Views
Allocated Parking Space

LOCATION

The property is located close to the old village of Newhaven with its Harbour, a museum and traditional pubs with food such as the Starbank Inn and Old Chain Pier Bar. Also close at hand is Loch Fyne Restaurant, Welch Fishmonger, an upmarket Fish and Chip Shop together with Alien Rock indoor climbing centre, a gym, health club and spa and a 24 hour Asda. To the east is Ocean Terminal with its many shops, cinema and amenities and there are many fine restaurants, bistros and bars around The Shore area of Leith, a stylish and popular area of the City. The property is also well placed for The Scottish Office and there are regular bus services to the City Centre and other parts of Edinburgh, the new tram system is to link Newhaven through the City Centre and out to Edinburgh Airport.

GARDEN

Central Courtyard Garden & Private Balcony

PARKING

Allocated parking space in underground car park

EXTRAS

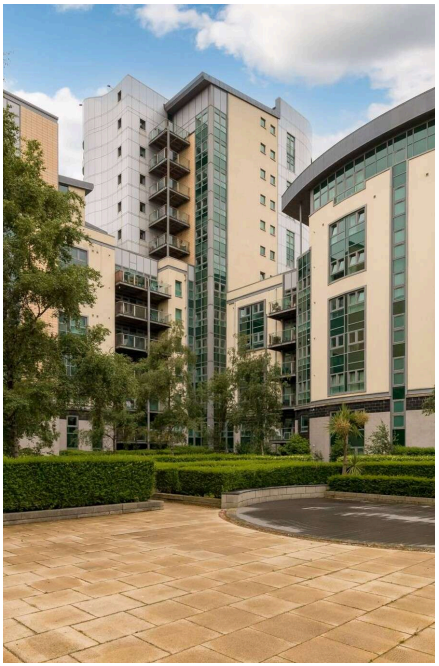
Hob, double oven/grill, chimney hood, wine cooler, integrated dishwasher and fridge/freezer

FACTORS INFORMATION

The development is managed by James Gibb who deal with general maintenance, gardening, the lift, entryphone, cleaning and lighting in the stairs and landings, underground parking etc. The cost for this service is around £210 per month including block buildings insurance cover.

HOME REPORT VALUATION

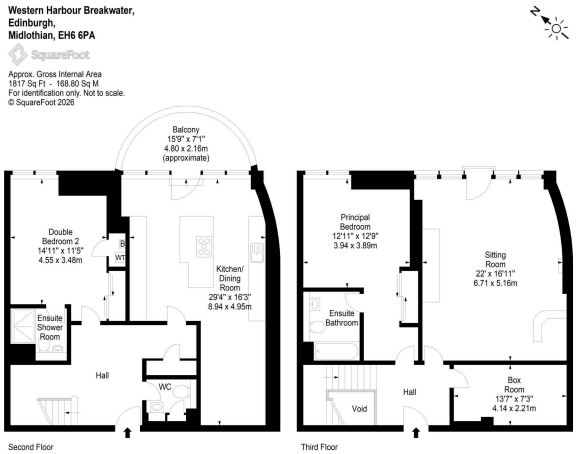
£500,000



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Sittingroom	22' x 16'11" (6.71 x 5.16m)
Kitchen/Diner	29'4" x 16'3" (8.94 x 4.95m)
Principal Bedroom	12'11" x 12'9" (3.94 x 3.89m)
Double Bedroom 2	14'11" x 11'5" (4.55 x 3.48m)
Boxroom	13'7" x 7'3" (4.14 x 2.21m)
Balcony	15'9" x 7'1" (4.80 x 2.16m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.