Harper Macleod LLP
Estate Agents & Solicitors

Fixed price £329,000

11/4 Western Harbour Midway, Edinburgh, EH6 6LG

1

3

2

Spacious Ground Floor Three-Bedroom Modern Apartment
Wonderful views from a private deck over the Firth of Forth

FIXED PRICE £329,000

Wonderful views from a private deck over the Firth of Forth, this superb three-bedroom ground floor apartment offers generous contemporary living space with a stunning outlook.

Spacious Ground Floor Modern Flat; Entrance Hall with Four Built-In Cupboards; Living/Dining Room with Direct Access to Private Deck; Contemporary Open-Plan Kitchen; Three Generous Double Bedrooms with Built-In Wardrobes; En Suite Shower Room; Family Bathroom; Residents' Parking; Shared Garden Grounds; Double-Glazing; Energy efficient electrical central heating system. Allocated underground parking space as well as on street parking. Fob accessed to the shared garden grounds which is for residents only.

Factors fee £230 per month includes Block Buildings Insurance.

ACCOMMODATION (WIDEST POINTS)

Living/Dining/Open Plan Kitchen	22'11" x 13'10" (7.01 x 4.22)
Bedroom 1	18'0" x 9'1" (5.49 x 2.77)
Bedroom 2	18'0" x 9'10" (5.49 x 3.00)
Bedroom3	13'8" x 12'11" (4.19 x 3.96)

LOCATION

The property is situated on the ground floor of 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 by local amenities with a large Asda nearby and the harbourside restaurants and bars of Newhaven, and a David Lloyd gym just a few minutes away. Ocean Terminal provides a wide variety of high street shops as well as a multi-screen cinema and a selection of eateries. The bustling bars and award-winning restaurants of The Shore are approximately one mile away. Newhaven tram stop is just a short distance away and provides regular links to Leith and the city centre. Whilst regular bus services operate from the end of the road, providing links into and around the city centre, and the motorists can find easy access to the city bypass via A902 (Ferry Road).

EXTRAS

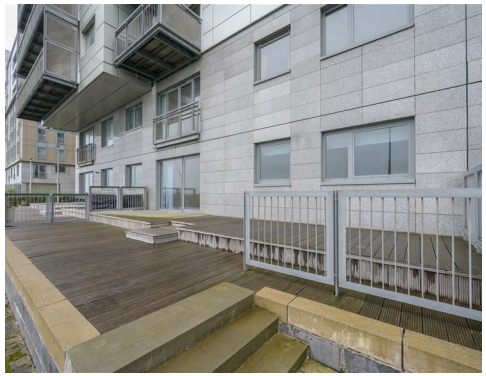
White goods included in the Sale

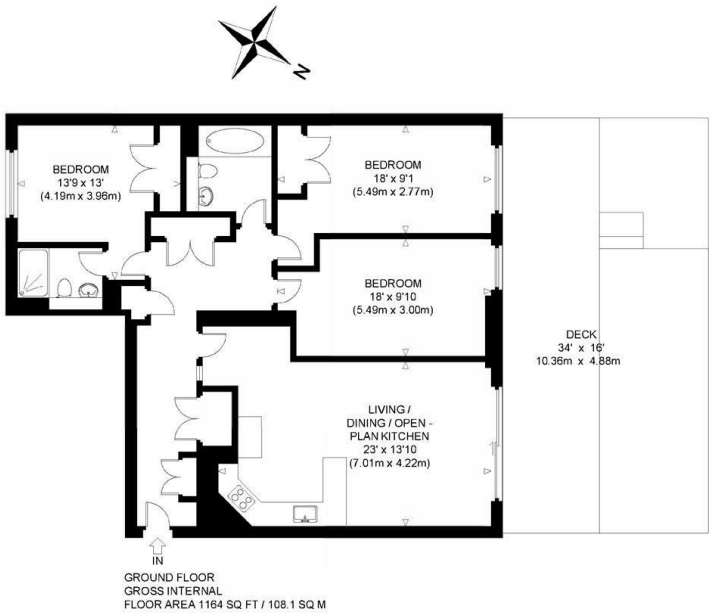
EPC RATING

D

VIEWING

Viewing by appointment only please Telephone: 0131 554 6244





WESTERN HARBOUR MIDWAY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1164 SQ FT / 108.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

Harper Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.