











Offers Over  
**£325,000**

## 6/23 Western Harbour Terrace

Newhaven | Edinburgh | EH6 6JN

A tremendous opportunity has arisen to acquire this impressive 5th floor apartment with lovely views of Edinburgh Castle and the city skyline. A rarely available three bedroom, three bathroom situated within an iconic waterfront development in Newhaven, featuring secure allocated parking excellent amenities and transport links. Viewing is highly recommended to fully appreciate the flexibility and space on offer.

-  3 bedrooms
-  1 public room
-  3 bathrooms
-  Communal gardens
-  Secure allocated parking
-  Lift access
-  EPC Band - B
-  Council Tax Band - G



## Description

Internally, the property is presented in an immaculate move-in condition while briefly comprising of; welcoming entrance hallway with excellent built-in storage, open-plan reception room/kitchen with gorgeous floor to ceiling windows, dual-aspect outlook with views to Edinburgh Castle and the city skyline, and private balcony. The reception area offers ample space for both living and dining furniture whilst the kitchen is fitted with a good range of modern units with integrated appliances. Spacious principal bedroom with large built-in wardrobes and en-suite shower room with a double cubicle and heated towel rail, second generously-proportioned double bedroom with integrated wardrobes and more stunning views of the city skyline, second en-suite shower room with a double cubicle and heated towel rail, third good sized double bedroom with integrated wardrobes, further picturesque views of Edinburgh, finally there is a family bathroom with white suite.

The property also benefits from a lift in the building for ease of access, secure door entry system, gas central heating and double glazing.

James Gibb Factors maintain the building, lift and communal grounds at a cost of approximately £130 per calendar month, this does not include buildings insurance.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, dishwasher and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

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.

## 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).

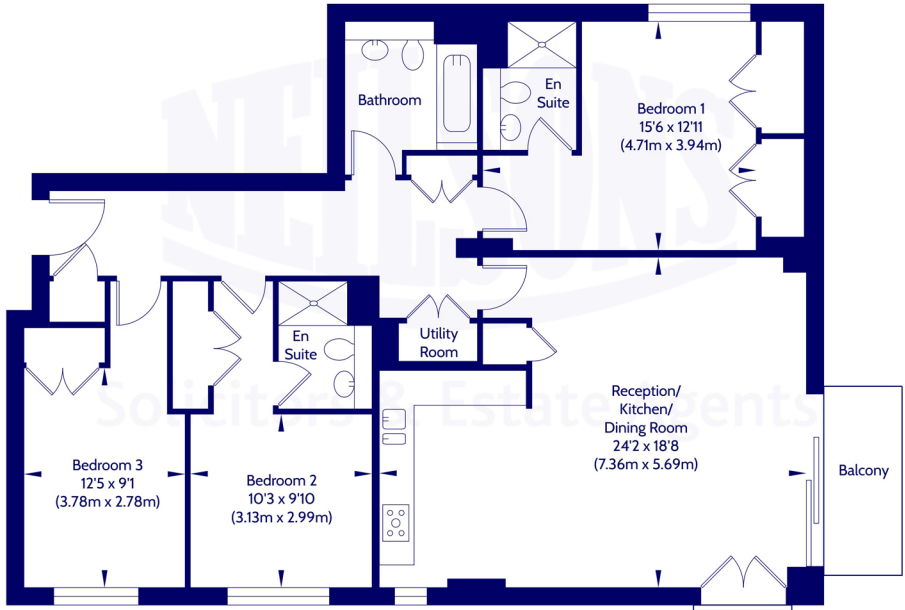


## Fifth Floor

Approx. Internal Area 114.08 Sq M / 1228 Sq Ft.

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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