



**9/3 Western Harbour View,  
Edinburgh, EH6 6PG**



CHARTERED FIRM



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## ATTRACTIVE

### TWO BED GROUND FLOOR FLAT



This attractive, two-bedroom ground floor flat has an enviable water front location with uninterrupted sea views in the popular Newhaven district in Edinburgh, close to excellent local amenities, Newhaven Harbour and the Lighthouse Park. This property benefits from being a corner plot and has an extremely generous private, L-shaped terrace with stunning sea views across to Fife and the Bridges. A truly idyllic setting. There is a particularly well-kept communal entrance hall, a hall with a utility cupboard, a very attractive open plan kitchen/dining/living room with modern white fitted units, a breakfast bar, plenty of space for dining and seating, patio doors leading to the terrace and windows offering stunning views. There is a master bedroom, with fitted wardrobes, and a modern ensuite shower room, a further double bedroom, with fitted wardrobes, and a glazed door giving access to the terrace, and a family bathroom. There is also a very nicely landscaped communal courtyard garden and secure underground parking.

Communal entrance and lift

Hall with utility cupboard

Open plan kitchen/dining/living room with patio doors

Master bedroom with ensuite

Double bedroom with patio doors

Family bathroom

Double glazing and electric heating

Large private terrace

Communal courtyard garden

Secure underground parking - two spaces

Factored by The Element Factors with a monthly charge of approx. £170 which covers common buildings insurance and communal maintenance.

EWS1 in place - A2 rating







## NEWHAVEN

Newhaven sits on the banks of the Firth of Forth and is approximately two miles to the north of Edinburgh City Centre. There are a variety of bistros, restaurants and local shops on hand including a 24-hour Asda superstore, with a wider choice available in the fashionable Shore district, which is within easy walking distance and boasts a fantastic range of world class restaurants and popular bars. The outdoor enthusiast can enjoy pleasant walks along to Cramond beach and the Water of Leith and the nearby cycle path network provides an excellent off-road route to many parts of the City.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge, freezer, dishwasher, washing machine and two stores are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

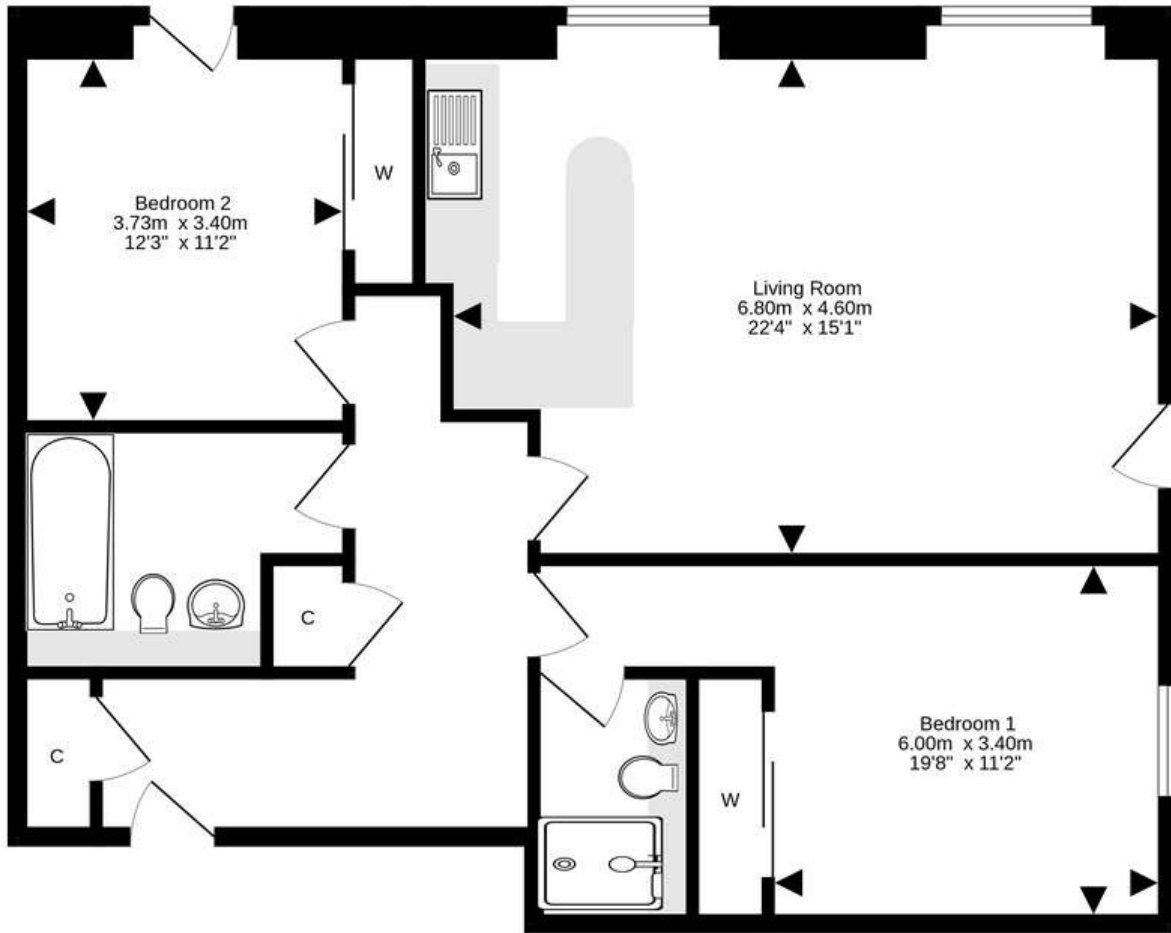
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### Home Report Valuation

£270,000

### EPC Rating

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TOTAL FLOOR AREA : 80.8 sq.m. (870 sq.ft.) approx.  
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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