



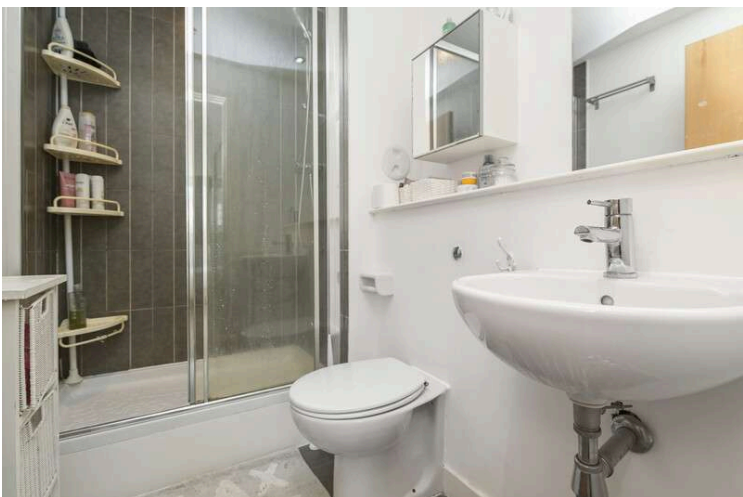
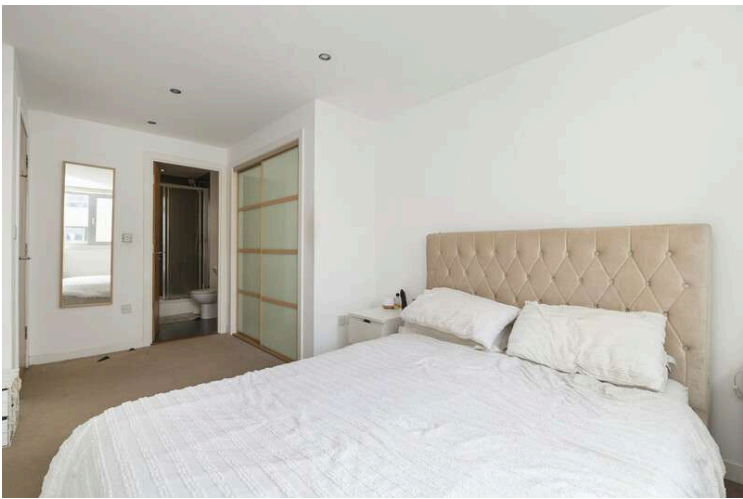
Flat 19, 8, Western Harbour Midway, Edinburgh, EH6 6PT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen present to the market this bright and spacious two bedroom fourth floor apartment boasting wonderful views with lift access and secure entry system. The property forms part of a sought after modern factored development close to excellent local amenities and quick transport links. The property would make an ideal first time buy or investment opportunity. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway with excellent storage.
- Living room/dining and kitchen open plan with wonderful views.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobes and en-suite.
- Further double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin and bath.
- Electric heating.
- Double glazing.
- Lift access.
- Underground secured allocated parking.
- Communal garden areas.



## Location

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. The fashionable Shore area of Leith with its artisan cafes, gastro pubs and award-winning restaurants, is nearby. Local amenities include a variety of shops, a 24 hour Asda Supermarket and well-respected schools. Ocean Terminal is also nearby offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Schooling is available with a nursery and primary school at Victoria Primary a short distance away from the property, and local leisure and recreational facilities include the open spaces of Leith Links, the Water of Leith, health clubs, and swimming pools. An efficient public transport network, including bus 10 which stops just a few minutes away from the property, operates to most parts of the city and surrounding areas with the tram line due to be completed

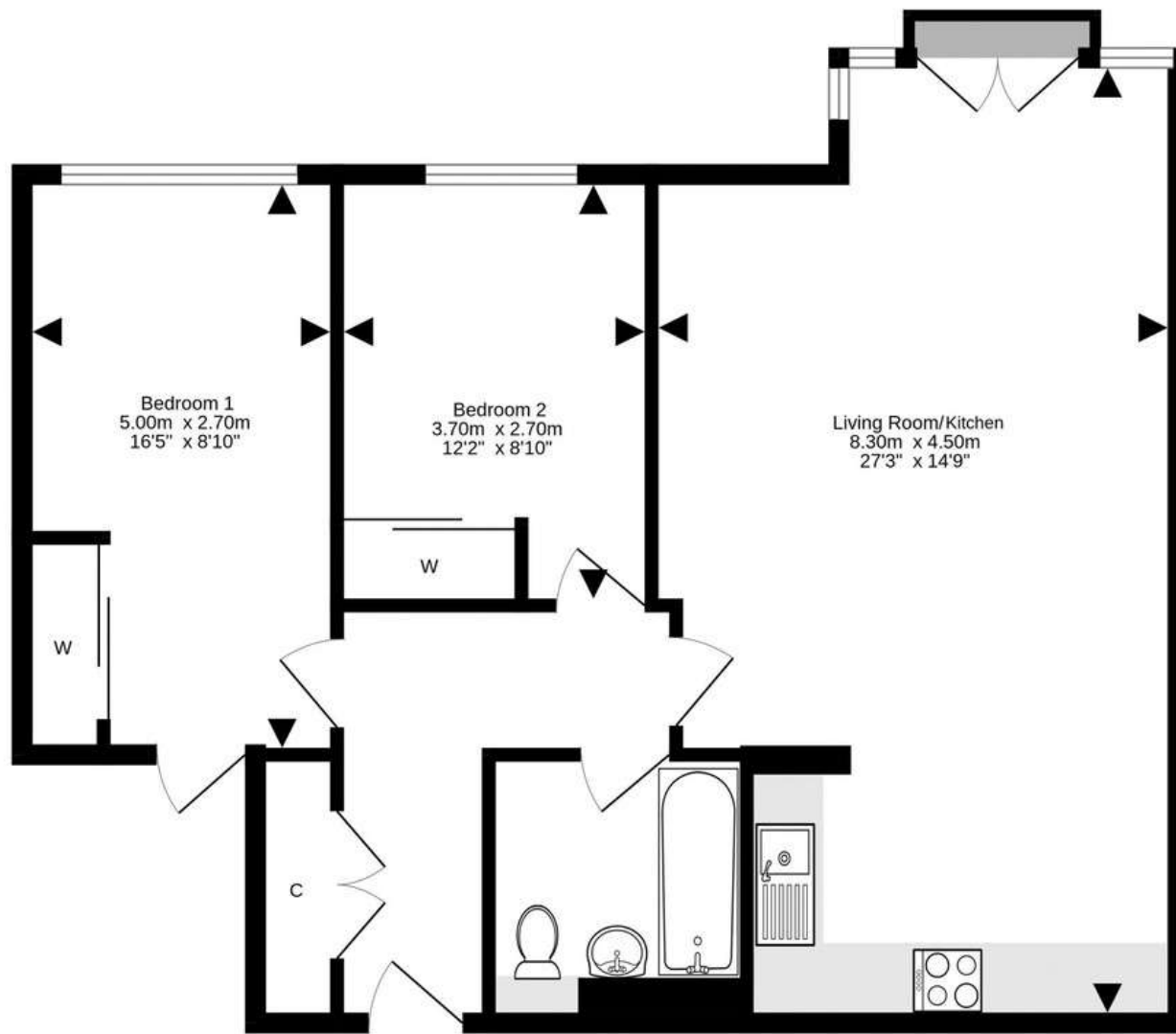
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

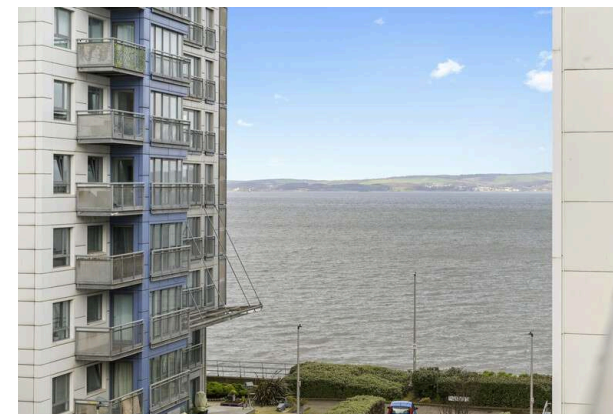
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - C



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

