



Solicitors & Estate Agents










Fixed Price

£329,000

2/1 Western Harbour Terrace

Newhaven | Edinburgh | EH6 6JQ

This lovely and bright, particularly spacious 3 bedroom ground floor apartment boast sizeable private patios to the front and rear together with secure underground allocated parking space. Forming part of a desirable modern waterfront development, the property is conveniently positioned close to many excellent amenities including the nearby Ocean Terminal with many transport links serving many parts of the city.

-  3 Bedrooms
-  2 Public room
-  2 Bathroom
-  Private Patios to front & rear
-  Secure underground parking space
-  EPC Rating – B
-  Council Tax Band – F



Description

This attractive home, which spreads over 1100 sq feet, offers substantial accommodation undoubtedly appealing to the professionals or families alike and merits internal viewing to be fully appreciated. Accessed via a secure, well-maintained stairwell with Flat 1 comprising; welcome entrance hallway with excellent storage provisions including a useful utility cupboard with plumbing for washing machine. There is a sunny, predominantly south-facing 17' lounge with French doors leading to the private decked patio with leafy aspect beyond. Located to the rear is a generous kitchen/diningroom again with French doors leading to the additional decked patio with outlook over the communal garden grounds. The fully integrated kitchen is fitted with ample wall and base units with complementary worktops incorporating the built-in gas hob with hood above, separate built in oven and microwave together with integrated fridge freezer and dishwasher. There are three spacious double bedrooms, two of which benefit from built-in wardrobes with the principal room incorporating an en-suite shower room. Lastly the family bathroom comprises of white three piece suite with mains shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the hob/hood/oven/microwave and integrated fridge freezer and dishwasher.

Gardens and parking

A particular feature of this sizeable home is the two private decked patios situated to the front and rear, directly accessed from the accommodation. In addition, there are well cared for communal garden grounds with secure underground allocated parking space. Additional parking facilities are located to the front and surrounding streets.

Factors

A factoring fee of approx. £164 per month is payable to James Gibb for the upkeep of the communal garden grounds, lift maintenance and stair cleaning.

Viewing

By appointment with Neilsons on 0131 625 2222.

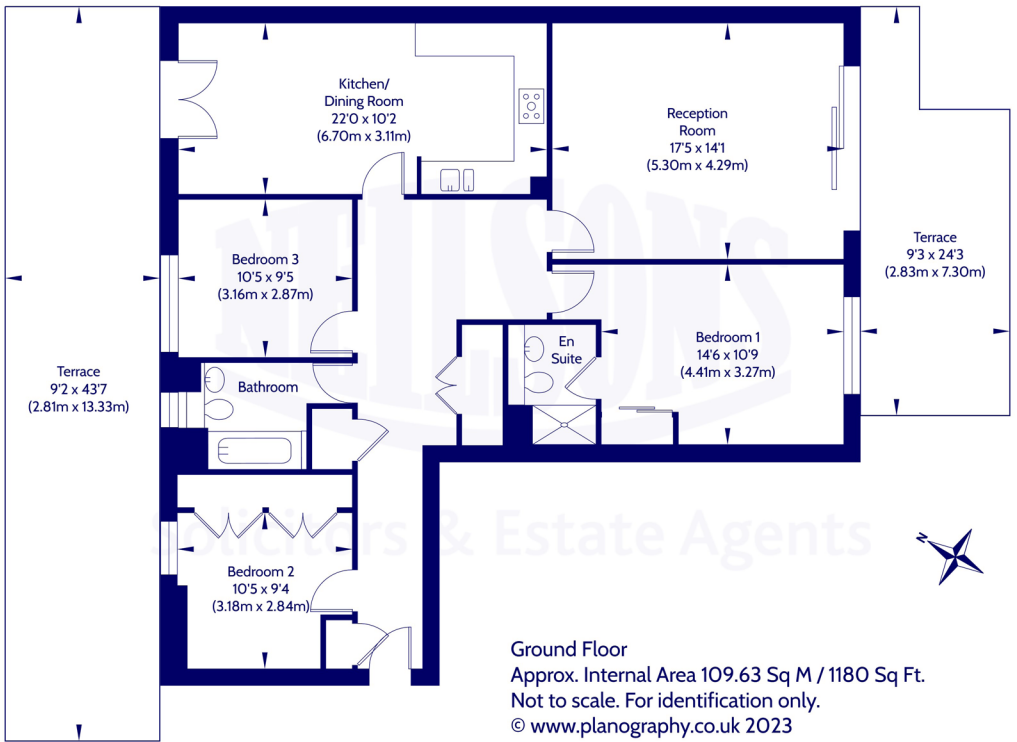




Location


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 soon to be open 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).





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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