

# 2/6 Western Harbour Terrace

Newhaven, Edinburgh, EH6 6JQ

mhdlaw



    
1 Public 2 Bed EPC

*“Stylish First Floor Modern Apartment”*



# Features

- Stylish First Floor Modern Apartment
- Dramatic Entrance Hall
- Spacious Living Dining Room
- South-Facing Balcony
- Contemporary Open-Plan Kitchen
- Principal Bedroom With Dressing Room
- En Suite Shower Room
- Further Double Bedroom With Fitted Wardrobes
- Bathroom
- Double-glazing
- Gas Central Heating
- Utility Cupboard
- Lift
- Communal Gardens
- Pleasant Waterside Location
- Factor



## DESCRIPTION

An extremely chic two-bedroom, first floor apartment set within this popular waterside development close to Newhaven tram stop, offering well proportioned living space opening out to a large south-facing balcony.

The Element Factors, 2/1 Western Harbour Midway factor the development £170 pcm.

## LOCATION

Western Harbour is a development of modern apartment buildings set on the shores of The Firth of Forth in the Newhaven area of the capital. It is a peaceful area benefiting from bracing sea air combining many local amenities with very good connections to the city centre. There is a large 24-hour Asda supermarket nearby, as well as a David Lloyd gym and tennis club, whilst there is a selection of shoreside restaurants and watering holes at picturesque Newhaven Harbour. The recently completed Newhaven tram extension means there are regular direct links to The Shore in Leith, the city centre, and beyond to Edinburgh International Airport. The North Edinburgh Cycle Network provides traffic-free bike routes around the city, and the motorist can find convenient links to the east and west via Seafield Road, or Queensferry Road.

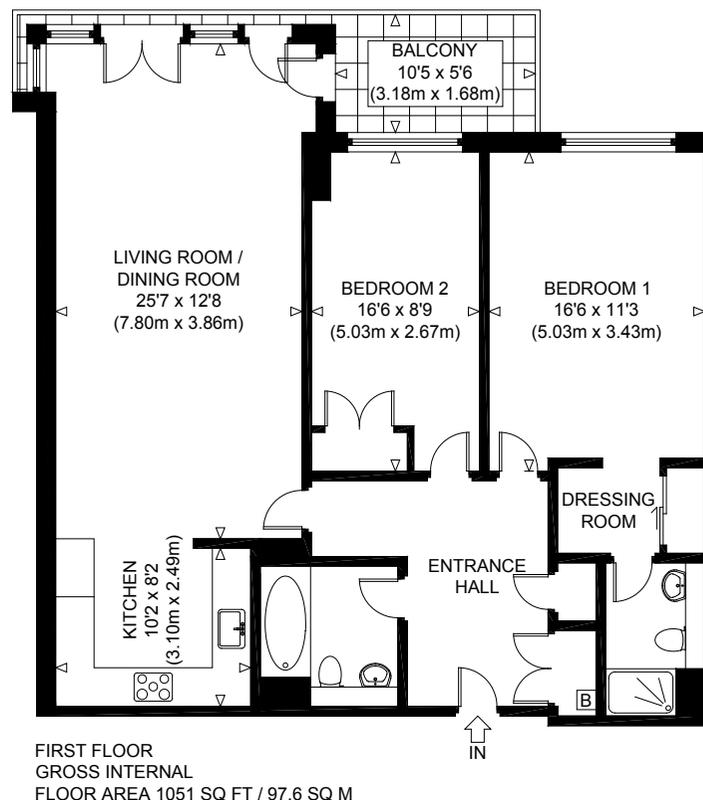
**HOME REPORT VALUE – £280,000**

**COUNCIL TAX BAND – F**

*Please click here to view the video for this property*



*All appliances in the property are sold as seen and no warranties will be given.*



WESTERN HARBOUR TERRACE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1051 SQ FT / 97.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**Viewing – By appointment with viewing agent, please telephone 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

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**espc**