



GILSON GRAY

LAW • PROPERTY • FINANCE

10/1 WESTERN HARBOUR TERRACE,

Newhaven, Edinburgh, EH6 6JN



This exceptional two-bedroom ground-floor apartment is part of the much sought-after Western Harbour development in Newhaven. Finished to high standards throughout, the residence offers bright and spacious accommodation, including a southwest-facing, open-plan reception area with oversized windows. It also features a high-end en-suite and family bathroom (equipped with a rainfall shower), as well as a contemporary kitchen with integrated appliances. Furthermore, the property has secure allocated parking and a lovely private patio for relaxing and dining in the sun.

Extras: integrated kitchen appliances (five-burner gas hob, oven, microwave, fridge/freezer, dishwasher, and washing machine) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Outstanding ground-floor apartment
- Part of a modern development
- By the Firth of Forth in Newhaven
- Modern interior design throughout
- Accessed via a secure entry system
- Central hall with generous storage
- Open-plan breakfasting kitchen/living room
- Premium integrated kitchen
- Two double bedrooms with wardrobes
- Quality en-suite shower room
- Family bathroom with overhead shower
- Private southwest-facing patio
- Neatly-kept communal courtyard garden
- Secure underground residents' parking
- EPC Rating C
- Council Tax Band E







"A STYLISH GROUND-FLOOR
APARTMENT, WHICH FORMS
PART OF THE HIGHLY
SOUGHT-AFTER WESTERN
HARBOUR DEVELOPMENT IN
NEWHAVEN"





EPC RATING:



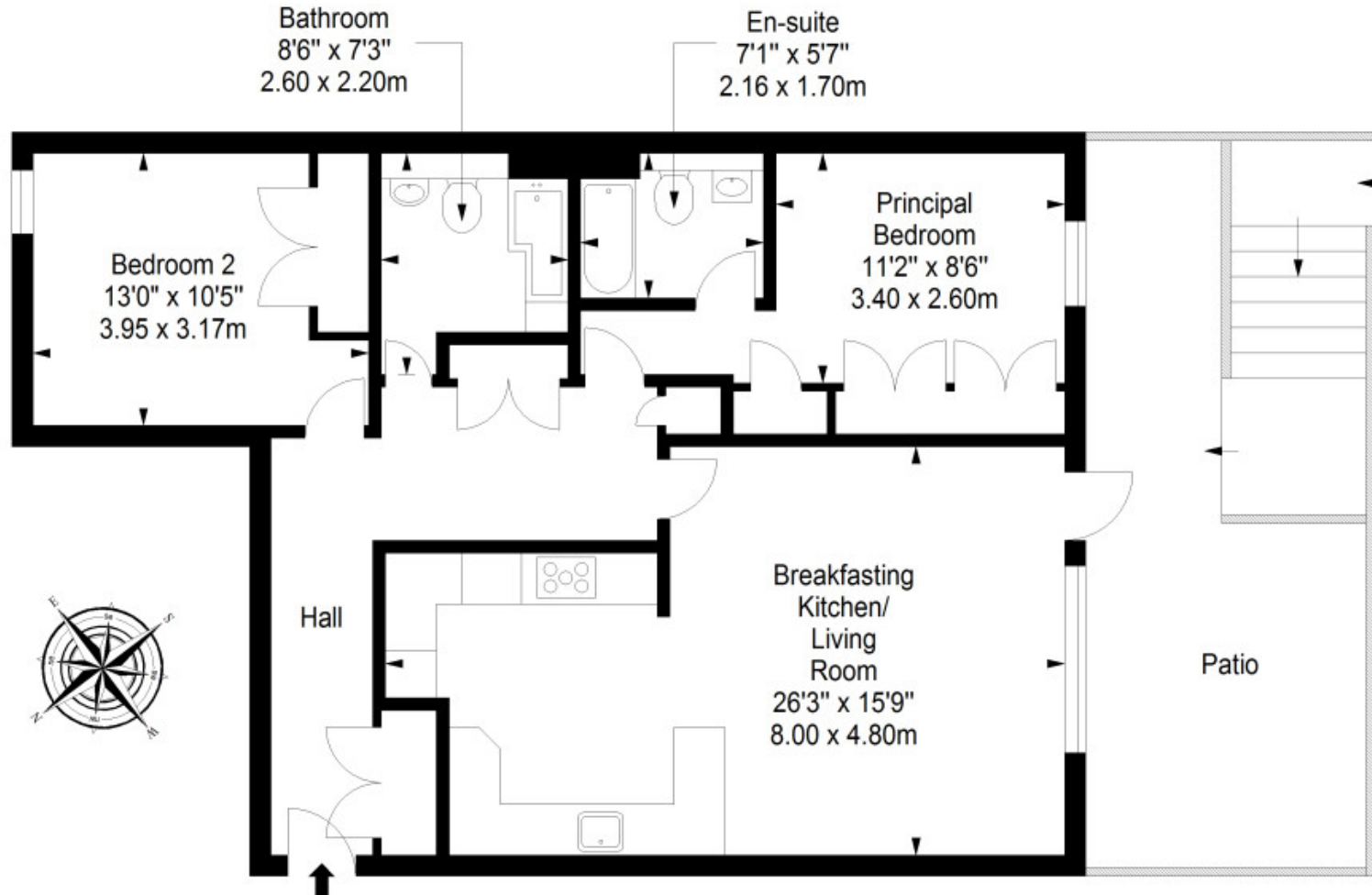
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 86.1 sq. metres (926.8 sq. feet)



Total area: approx. 86.1 sq. metres (926.8 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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0141 530 2021



EAST LOTHIAN

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01620 893 481



DUNDEE

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01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.