










Fixed Price

**£305,000**

## 9/3 Western Harbour Midway

Newhaven | Edinburgh | EH6 6LE

This exceptionally spacious and beautifully presented ground floor flat boasting fantastic private terraces to both front and rear of the property, forms part of desirable modern development in the popular district of Newhaven. The property would undoubtedly appeal to the professionals looking for a great home close to excellent local amenities and transport links.

-  2 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Under Ground Parking
-  Front and Rear Private Terraces
-  EPC Rating – C
-  Council Tax Band - F



## Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with excellent storage facilities and utility cupboard, generously proportioned and bright reception room with French doors providing direct access to private terrace, attractive fitted kitchen open plan to fantastic sized dining area with French doors to private terrace, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom with en-suite shower room and contemporary bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings will be included in the sale together with the integrated oven, integrated hob, integrated microwave, integrated dishwasher and integrated fridge/freezer.

## Gardens & Parking

The property is set within well maintained communal garden grounds and there is secure underground parking.

## Factor

There is a factoring fee payable to James Gibb of approx. £130 per month, for the upkeep of the communal areas including the maintenance of the gardens, building, stair cleaning, lift maintenance.

## Viewing

By appointment through Neilsons 0131 625 2222.



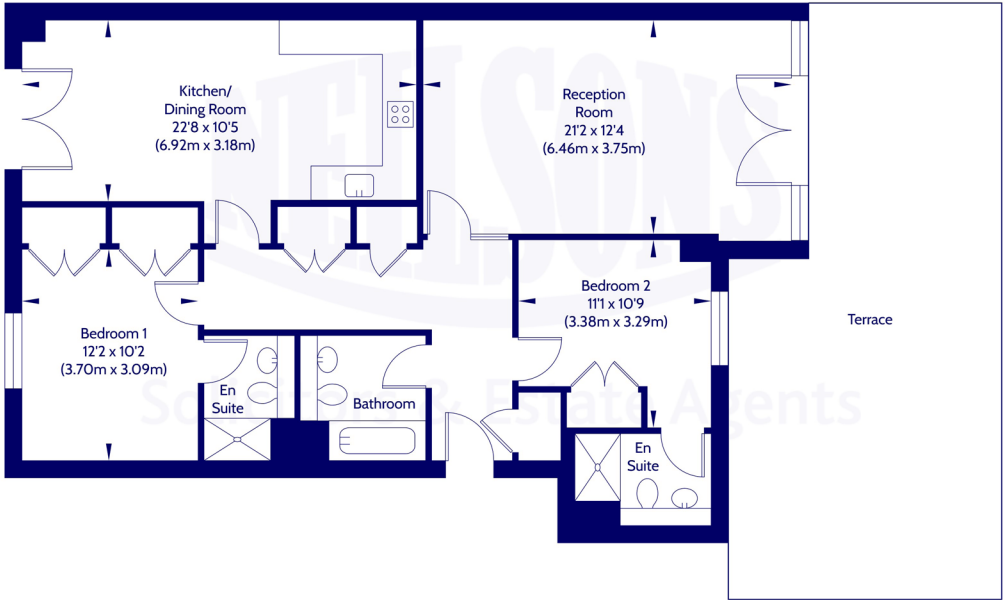


## Location

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 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).



Ground Floor  
Approx. Internal Area 101.27 Sq M / 1090 Sq Ft.  
Not to scale. For identification only.  
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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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