



8/26 Western Harbour Midway
Newhaven, Edinburgh, EH6 6PT



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Offering stylish accommodation, this generous penthouse apartment is finished to a high standard throughout and enjoys open views and an abundance of natural light.

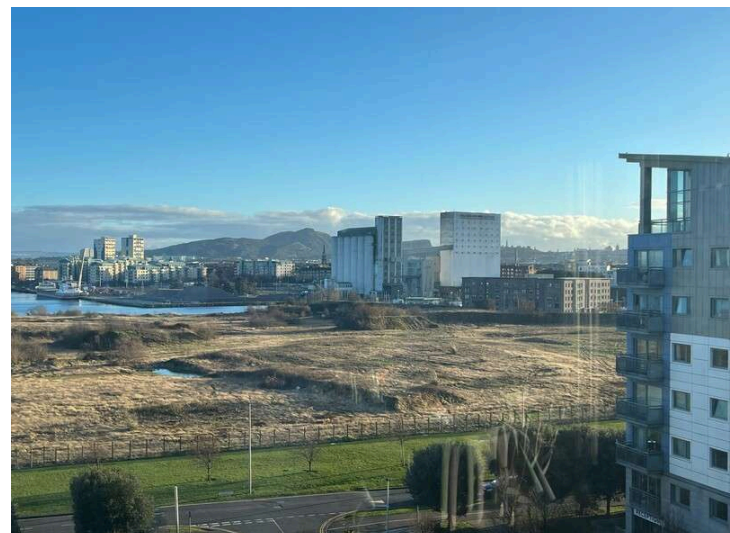
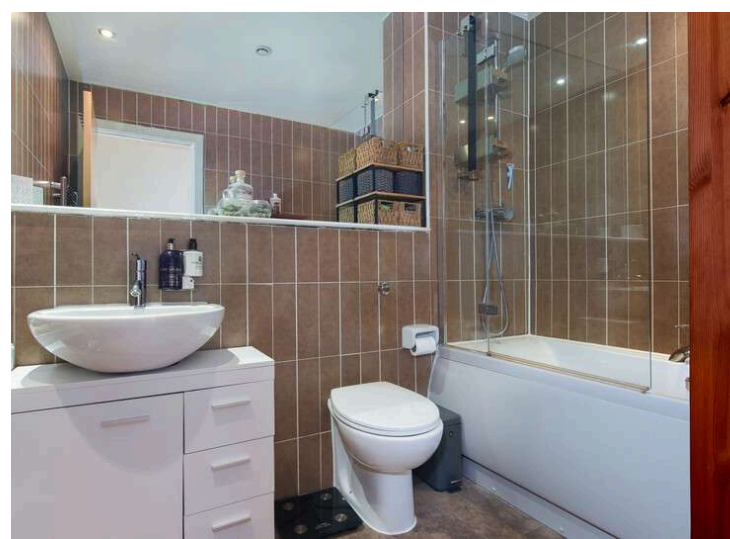
- Stylish penthouse apartment
- Open plan living/dining room and kitchen
- Three generous double bedrooms (two en-suite)
- Fantastic views
- Ample storage
- Electric heating
- Double glazing
- Lovely communal garden grounds
- Secure underground car park

Home Report: £415,000

EPC Rating: C

This is a rare opportunity to purchase a generously proportioned penthouse flat which occupies a corner position in this exclusive residential development on the shores of the Firth of Forth and with panoramic sea and city views.

The flat is entered off a well kept communal stairway with secure entry & passenger lift and has been meticulously maintained by its present owners. It boasts well proportioned accommodation extending to approximately 140 square metres/1,500 square feet and comprises broad reception hall with storage, a bright and flexible dual-aspect open plan living space with quality fitted kitchen (most appliances integrated) & ample space for dining table and chairs, master bedroom with box bay window/Juliet balcony, dressing area & en-suite shower room, guest bedroom with en-suite shower room, third double bedroom with built-in wardrobes and cloakroom/WC.



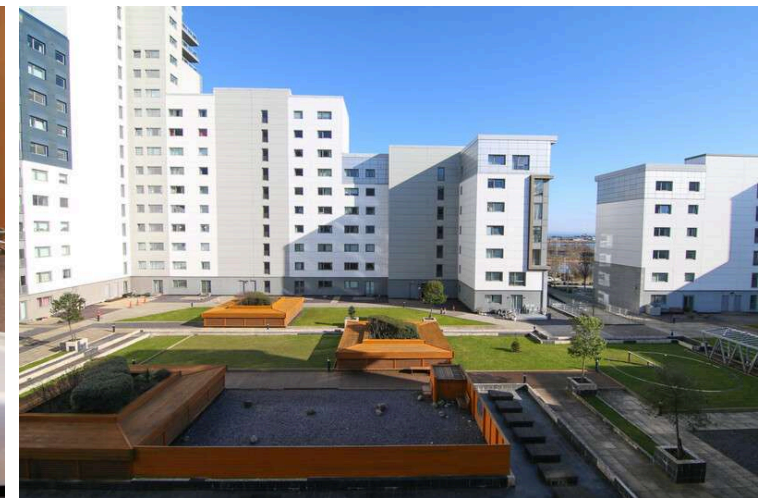


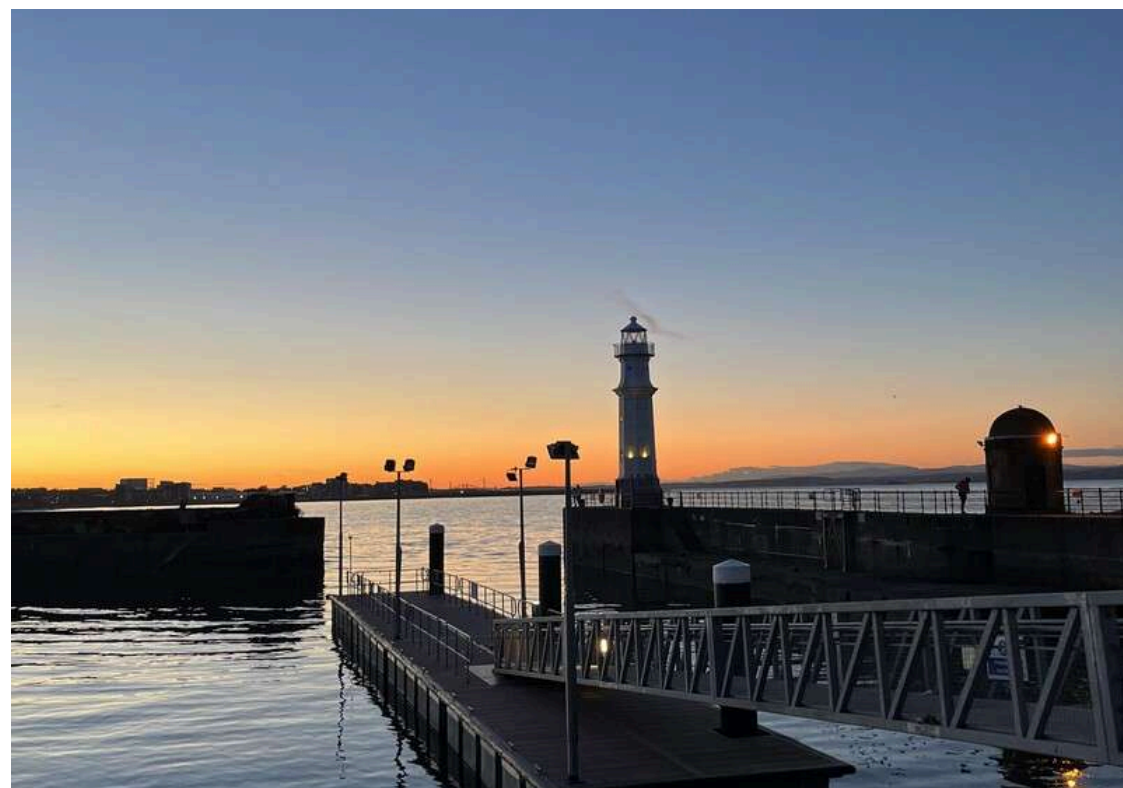
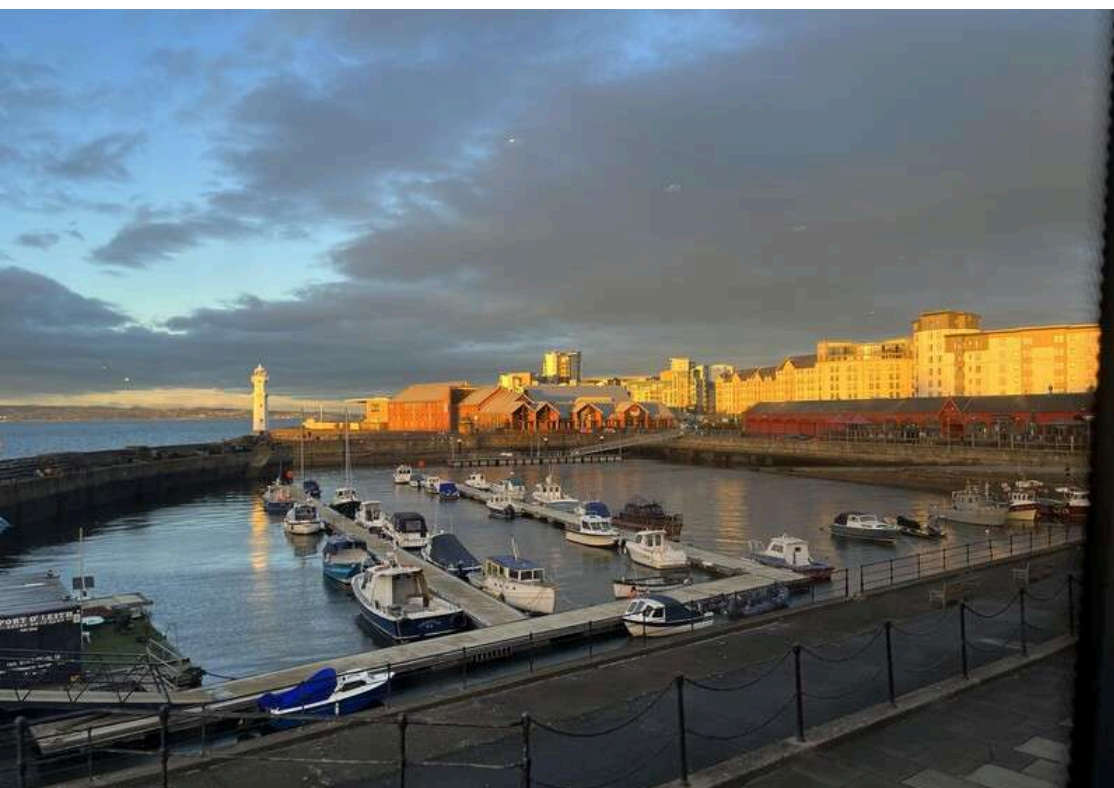
Electric heating and double glazed windows ensure a warm yet cost-effective home. The flat also enjoys fine open views and a flood of natural light.

Factor: The development is managed by Element Factors. The monthly fee is £180; this covers general maintenance of communal areas including the stairwell, garden area and car park; lift maintenance; and block buildings insurance.

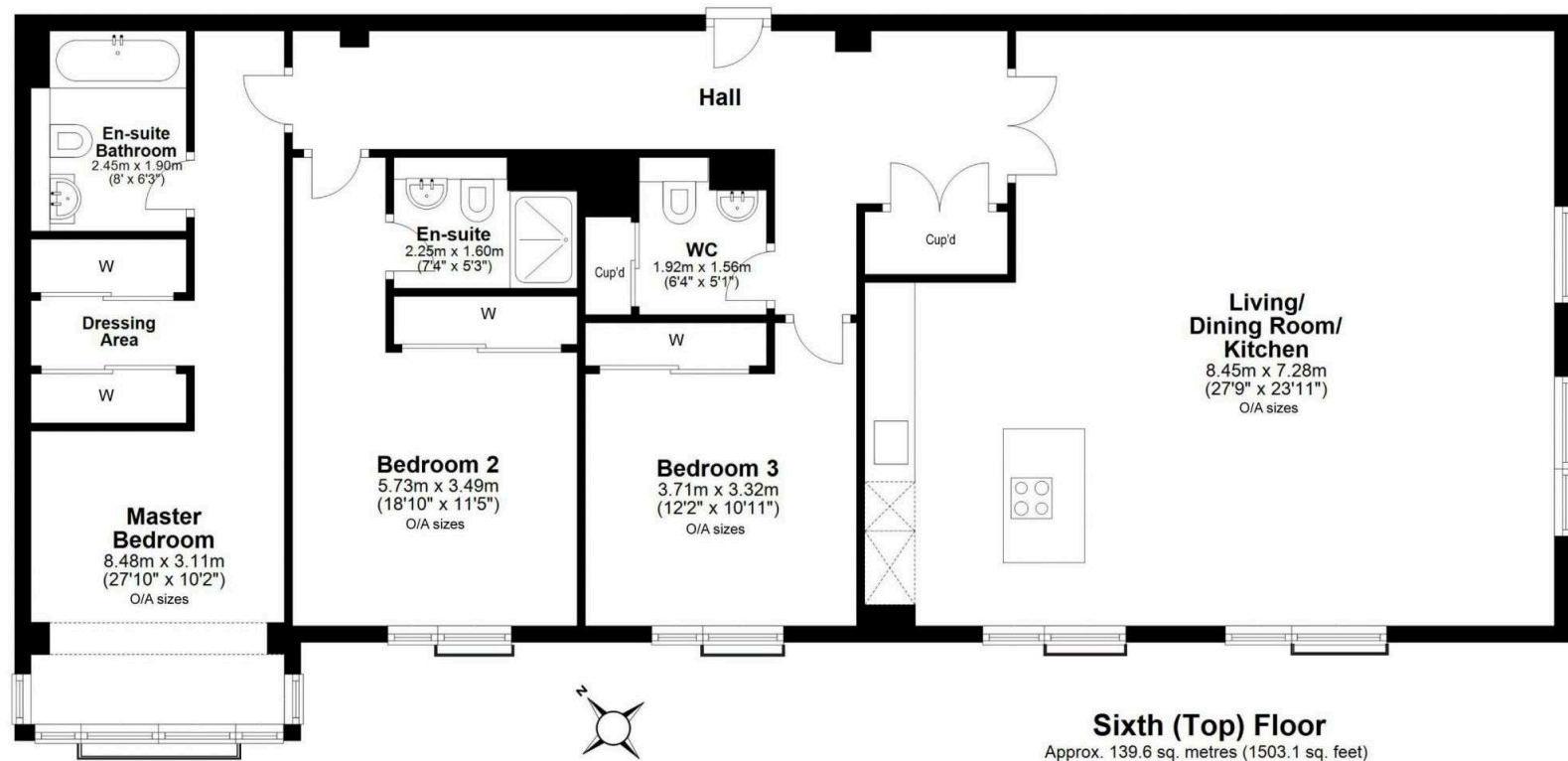
Extras: To include all fitted carpets and fitted floor coverings, curtains and blinds, light fixtures, and kitchen appliances (the double oven, hob, extractor hood, microwave, dishwasher, washing machine and fridge/freezer) within the sale.

In summary, early viewing is highly recommended to fully appreciate the quality and space on offer.





Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area is well served by public transport including the Tram line taking you from the Terminus at Newhaven directly to Edinburgh International Airport via the City Centre.



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