

COULTERS[©]

10/1 WESTERN HARBOUR BREAKWATER

NEWHAVEN, EDINBURGH, EH6 6PZ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of the ground floor of an exclusive waterfront development in Edinburgh's desirable Newhaven, this is a bright and generously proportioned two-bedroom apartment with two private terraces.

The accommodation comprises of a entrance hall with fantastic storage, a large open plan kitchen diner with living space with direct access to the south-facing front terrace via a glass patio door.

KEY FEATURES



Well presented modern apartment.



Two double bedrooms, one with an en-suite.



Private front and rear patio space.



Private underground car park.



Within walking distance of a tram stop.



Excellent local amenities nearby.





The kitchen hosts a range of shaker style wall and floor mounted cabinets and integrated appliances. A generously sized principal bedroom with en-suite shower room and double wardrobes, second double bedroom allowing access to the rear terrace, and master bathroom with bath and overhead shower complete the accommodation.

The property further benefits from double glazing throughout, secure underground private car park, door entry system and ecological and cost-effective Air Source Heat Pump that provides both heating and hot water to the property.



THE LOCAL AREA

Newhaven is located in the northwest part of Edinburgh and provides scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge. Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven. The village is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.



EXTRAS

All blinds, light fittings, integrated appliances and fitted flooring is included in the sale price. The building is factored by Element Factors and the monthly factoring costs are approximately £170 which includes buildings insurance.



Western Harbour Breakwater,
Edinburgh, EH6 6PZ



Approx. Gross Internal Area
808 Sq Ft - 75.06 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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