



6/5 Western Harbour Place

Newhaven, Edinburgh, EH6 6NG

Offers Over £320,000

Viewings By Appointment

Please call 07771 757 911

An Immaculately Presented First Floor Flat Offering Stylish Accommodation Within An Exclusive And Concierged Factored Development, Conveniently Situated Close To Newhaven Harbour With A Tram Link All The Way To The Airport Via The City Centre

- Sitting Room With Open Outlook
- Kitchen- Dining Room /Balcony
- Two Double Bedrooms
- En-suite Shower Room
- Spacious Bathroom/ Shower
- Hall & Abundant Integral Storage
- Secure Private Parking
- High Calibre Factored Development
- Move-In Condition



Western Harbour Place comprises modern apartments within a stylish, upmarket building with granite and marble finishes, pristine communal foyer, concierge service and a lift that services all floors including the secure basement carpark. Well manicured communal private grounds include a large central courtyard tastefully adorned with trees, shrubs and decorative hedges all maintained by Jas. Gibb factors.

The property for sale is superbly presented with neutral-toned decor, high calibre fixtures, such as designed wood veneer doors, engineered light oak floorboards in living areas, and attractive fittings such as the vertical feature radiators, complemented by gas central heating. This first floor flat shares a carpeted landing with just one other home.

The furnishings may be available for inclusion in the sale, subject to negotiation, thereby offering a ready-to-go home or second home.

Lounge/ Sitting Room: This well proportioned room benefits from plentiful natural light via the 4 glazed doors which open to the Juliette balcony. The open outlook takes in the distant Forth Bridges and the spacious room comfortably accommodates generously sized furnishings.

Kitchen: Attractive fitted units provide abundant storage and work space and integrated appliances include, 5-ring stainless steel gas hob and extractor hood, dish-washer, tall fridge-freezer, washing machine-dryer, electric oven and eye-level microwave oven.

Dining Room: The open-plan arrangement with the kitchen provides sociable family dining opportunity extending further via the French doors that lead to the balcony which overlooks the central courtyard.

Bathroom: The spacious bathroom houses generously sized contemporary white sanitary ware with tasteful wall and floor tiling all round. The shower compartment houses a Hansgrohe Pharo hydromassage shower unit with multi-jets and the deep bath also has an inbuilt retracting shower hose.

Double Bedroom 1: Offering an outlook to the central courtyard gardens, this spacious bedroom has an integrated double wardrobe with sliding doors and clean coordinating fitted carpet.. The **ensuite shower room** features stylish white 3-piece sanitaryware with a boiler-fed shower unit, WC, vanity shelf/mirror over the basin and chrome heated towel ladder.

Double Bedroom 2: A similarly sized double bedroom with integrated double wardrobe, plush fitted carpet and an outlook to the courtyard.

Internal Hall: The welcoming hall is spacious enough to accommodate furnishings whilst also benefiting from 2 good sized full-height cupboards. There is a video entry phone controlling the main entrance.

Exterior: The secure basement car park is serviced by the lift and includes an allocated private car parking space, bicycle stands and an enclosed waste recycling station. There is a ground floor door to the communal courtyard. Nearby Newhaven harbour offers a picturesque coastal setting with abundant local services within walking distance.

Extras: Carpets, curtains and blinds are included and furnishings may be included subject to negotiation.



Location

The promontory that forms Western Harbour continues to thrive and develop and offers a modern living environment with expanding services, yet is close to the charming character of Newhaven with its harbour, restaurants and tram link to Edinburgh city centre and the airport.

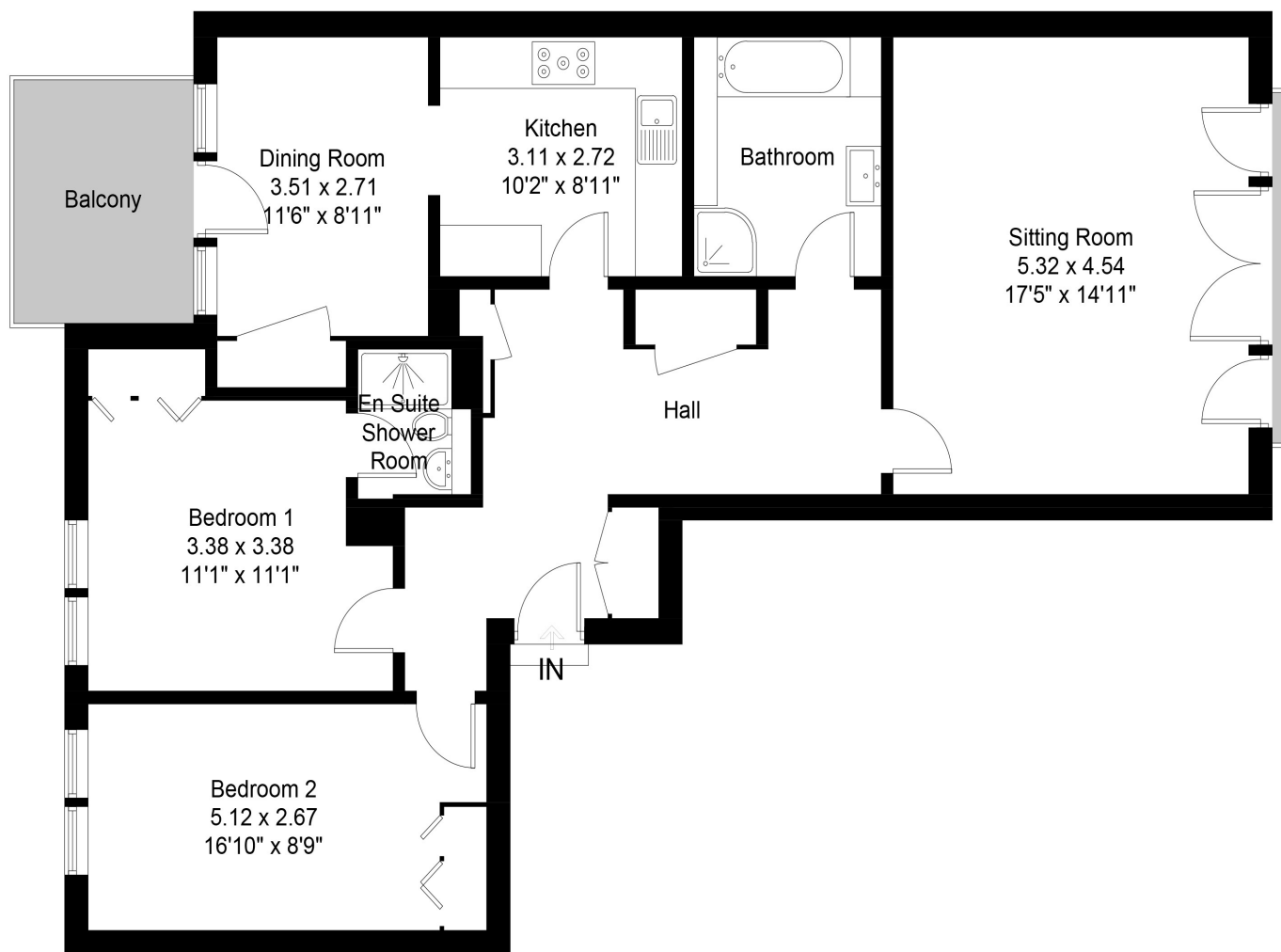
There are abundant shopping opportunities from small artisans to 24hr supermarkets and Ocean Terminal provides premier facilities including a multi-screen cinema. The fashionable Shore area of Leith with its artisan cafes, gastro pubs and Michelin star restaurants is a key attraction for Edinburgh visitors as is the Royal Yacht Britannia

Western Harbour's *David Lloyd* Gym provides excellent indoor and outdoor sports facilities, and *Alien Rock* indoor rock climbing facility is similarly convenient. There is also a *Pure Gym* (24hr) at Ocean Terminal.

There are nearby parks and a lengthy coastal walk can be taken along the promenade to the beach at picturesque Cramond.

Local schooling includes the highly regarded Victoria Primary School and Trinity Academy and nursery facilities are widely available.

6/5 Western Harbour Place



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Approx Internal Area: 108 sq.m.

EPC Rating: C

Council Tax Band: F

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Thinking of Selling?

Get your Pre-Home Report Assessment now. Call Aikman Bell.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.

