



7/11 Western Harbour View

Newhaven, Edinburgh, EH6 6PF



Beautifully presented 2 bedroom apartment with uninterrupted views across the Firth of Forth towards East Lothian and Fife.

Description

Beautifully presented, bright and spacious, 2 bedroom 3rd floor apartment with impressive uninterrupted views over The Firth of Forth towards East Lothian and Fife.

The property is set in a modern, factored residential development within an exclusive waterfront setting, located in the popular Newhaven area, north of Edinburgh city centre. Spacious east-facing windows from every room allow ample light and provide an incredible view of the sunrise.

The apartment has been upgraded by the current owner and comprises; hall with a large storage/utility cupboard, open plan sitting room/dining room/fully-integrated kitchen with windows offering views to the North and East, master bedroom with built-in wardrobes and ensuite shower room, double bedroom with built-in wardrobes and finally an attractive bathroom.

The development also provides landscaped grounds and a shared courtyard, a secure video entry system, lift service and an allocated space in a secured underground parking facility.

Location

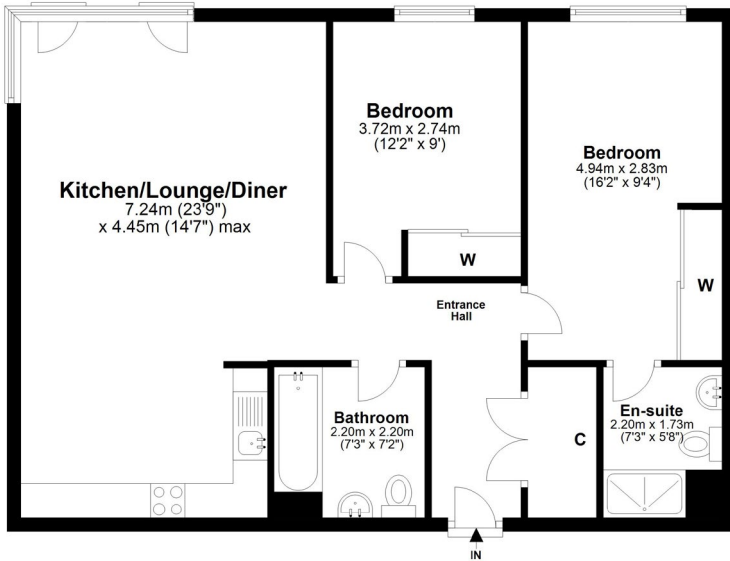
Western Harbour is a popular residential area located to the north of the city centre with nearby Newhaven Harbour and the cosmopolitan Leith Shore within easy walking distance.

There are regular bus links connecting Western Harbour with the city centre, 2 miles to the South, and quick transport routes to the motorway network and Queensferry Crossing.

The area boasts a 24 hour ASDA supermarket and Ocean Terminal, which houses a Marks & Spencer food store, high street shops, restaurants, members gym and cinema complex. For leisure enthusiasts there is a David Lloyd health club a couple of minutes walk from the front door, including indoor and outdoor swimming pools, tennis, member's gym and spa.

There is also easy access nearby to the North Edinburgh cycle network which provides walking and cycling links throughout Edinburgh.

Third Floor



Garden

Shared, well maintained, landscaped garden.

Parking

On street and allocated underground.

Fixtures and Fittings

All fitted carpets and floor coverings, curtains, blinds, light fittings, and kitchen appliances (oven, hob, extractor hood, integrated dishwasher and fridge/freezer) are included in the sale price.

Services

Electric central heating.

Management

The development is factored by The Element Factors Ltd.

EPC Rating C

Total Floor Area

74.1 sqm / 797.3 sqft

Home Report Valuation

£230,000

Home Report

The condition of the property is available in the Home Report available for download from our website:

www.umega.co.uk/blog/7-11-western-harbour-view

3-D Virtual Viewing

[Click here for a 3D virtual tour of the property](#)

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.



Umega
10 Lister Square
Edinburgh, EH3 9GL
umega.co.uk 0131 221 0888

