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6/15 Western Harbour Terrace, Edinburgh, EH6 6JN

Light & Spacious, Two-Bedroom, Third Floor Flat with Balcony & Superb Views

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Property Description

Light, well-presented and spacious, two-bedroom, third-floor flat with a balcony providing superb views of the Firth of Forth, and the city skyline. Set in a modern, factored residential development with an exclusive waterfront setting, located in the popular Newhaven area, north of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, a utility cupboard, and a family bathroom.

Features include a modern fitted kitchen with integrated appliances, contemporary lighting, and fitted bathroom suites. In addition, there is superb storage provision, well-proportioned room sizes, gas central heating and double glazing.

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

A welcoming entrance hall affords access throughout the property and offers superb built-in storage. Set to the front, enjoying a dual-aspect allowing plentiful natural light, a spacious open-plan living/dining room and kitchen is finished in light decor, carpeted flooring for the lounge area, wood effect flooring for the kitchen, spotlights throughout, and a southerly-facing balcony providing picturesque views. On one side, a modern kitchen has stone-effect worktops with matching upstands, a sink with a drainer and a range of integrated appliances (no warranty will be given with any of the appliances included in the sale).

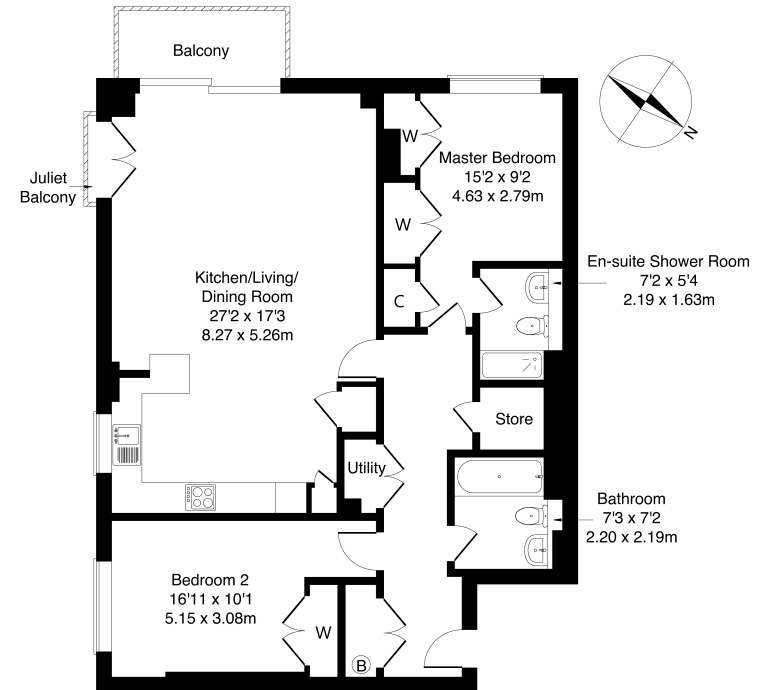
A bright master bedroom has light decor, carpeted flooring, two built-in wardrobes, a further built-in cupboard and an en-suite shower room; whilst a further double bedroom is similarly finished and also includes a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a modern suite including tiled splash areas and wood effect flooring.

Sold as seen. No onward chain.

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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Third Floor

Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newhaven area and its historic harbour lie on the Firth of Forth coastline, with a mix of period stone-built dwellings and modern, factored residential developments. There is a wide range of local amenities on hand nearby, and a superb choice of restaurants, bars, and cafés are available at the renowned Shore area. A 24-hour ASDA lies a short distance from the property, and there is abundant shopping in Leith with numerous high-street stores,

whilst there is a Marks & Spencer's Food Hall, cinema, and numerous high-street names at Ocean Terminal complex. Well-regarded schooling is available within the area, and regular public transport, including the tram, is available from Wester Harbour Drive, Lindsay and Newhaven Roads, with connections to the city centre and surrounding areas.





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