



## 11/2 Western Harbour Midway, Newhaven, Edinburgh, EH6 6LG

Beautifully Presented, Two-Bedroom, Modern Ground Floor Flat with Allocated Parking Space

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# Property Description

Beautifully presented, two-bedroom, modern ground-floor flat with an allocated parking space and an exclusive waterfront location. Set in a factored, residential development, 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, and a family bathroom.

Highlights include a modern fitted kitchen with integrated appliances and contemporary bathroom suites, with light neutral decor throughout, ready-to-move-in.

In addition, there is double glazing, gas central heating, and superb storage provision.

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

A welcoming hallway gives access throughout, including two deep built-in store cupboards, and features the secured entry system, spotlighting and carpeted flooring. An impressively proportioned open-plan public room has ample room for lounge and dining furniture and features patio doors to a Juliet balcony, spotlighting and a wall-mount TV point for the lounge. A stylish kitchen is set to the rear of the room and includes modern units, stone-effect worktops with matching upstands, a sink with a drainer, unit downlighting; and an integrated fridge/freezer, dishwasher, oven, microwave, 5-ring gas hob and canopy.

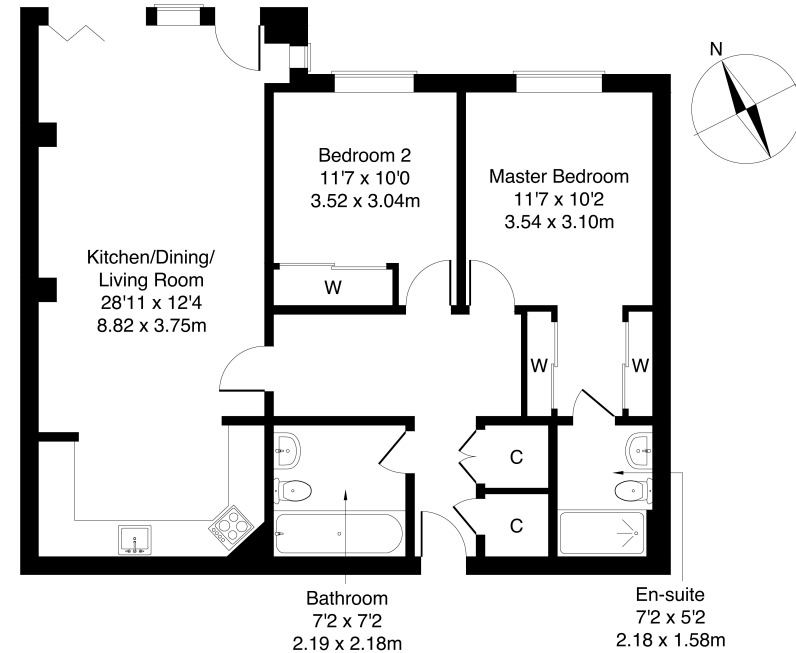
A spacious master bedroom is tastefully finished, with carpeted flooring, a wall-mount TV point, a dresser area with built-in wardrobes and an en-suite shower room with a contemporary suite including an integrated cubicle with a mains mixer shower. A second double bedroom also features a built-in wardrobe and carpeted flooring. Completing the accommodation, the family bathroom is set internally off the hall and has a fitted three-piece suite, tiled splash areas and spotlighting.

An EWS1 form has been obtained and can be found at the back of the Home Report.



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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



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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