



Flat 3, 5, Western Harbour Way, Edinburgh, EH6 6LP

Immaculately Presented, Two-Bedroom, Ground Floor Flat with Private Garden & Parking Space

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Property Description

Immaculately presented, two-bedroom, ground-floor flat with a private southwest-facing garden and allocated parking. Located in the highly desirable shorefront development Platinum Point in Newhaven.

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

Tastefully finished with modern interiors throughout, highlights include a fitted kitchen with integrated appliances, luxury bathroom suites, and hardwood flooring.

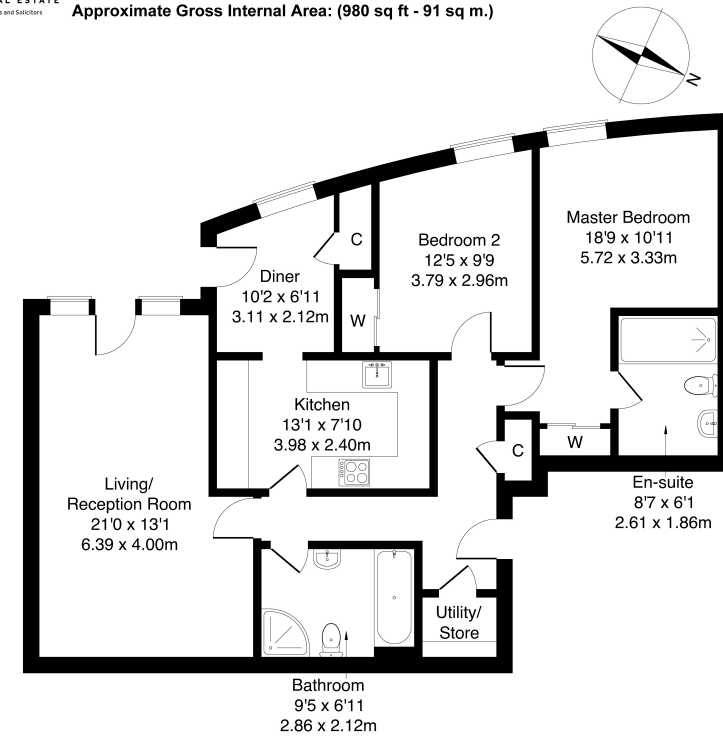
In addition, there is gas central heating with underfloor heating (new boiler March 2023), double-glazing, spotlighting and superb storage, including built-in wardrobes and a utility/store.

Furthermore, the property benefits from a secure underground parking space and an enclosed private garden with wood decking, a synthetic turf, and privacy hedging.

A welcoming entrance hall features a built-in store cupboard, utility/store, and secured entry system. A spacious living area benefits from natural light, a patio door leading to the private garden, and ample space for lounge and dining furniture. The kitchen boasts stone-effect worktops, unit downlighting, an integrated fridge/freezer, dishwasher, oven, microwave, and a five-ring gas hob with a canopy. A versatile dining room, which can double as an office, features a built-in cupboard and a patio door leading to the private garden.

The master bedroom includes a built-in wardrobe, carpeted flooring, and a fully tiled en-suite shower room with a contemporary two-piece suite and a walk-in mains shower cubicle. A second double bedroom also benefits from built-in storage and carpeting. The family bathroom is finished with a stylish three-piece suite, a separate shower cubicle, full tiling, and spot lighting.

mov⁸ REAL ESTATE Flat 3, 5 Western Harbour Way, Edinburgh, EH6 6LP
Estate Agents and Solicitors Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Area Description





The property is located in the vibrant Newhaven area, renowned for its historic harbour along the Firth of Forth coastline. The area boasts a blend of period stone-built homes and modern, well-managed residential developments. Local amenities are easily accessible, including a great selection of restaurants, bars, and cafés in the popular Shore area. Fitness enthusiasts will appreciate the nearby David Lloyd gym, while Leith's Saturday market offers local produce. For everyday conveniences, an Aldi, Lidl, and a 24-hour ASDA are a short distance away, with Morrisons a short drive from

the property. Leith also offers abundant shopping, including high-street stores, a Marks & Spencer Food Hall, a cinema, and retailers at Ocean Terminal. The area offers well-regarded schooling and is well-served by public transport, with regular services, including the extended tram, connecting the property to the city centre and surrounding areas from Wester Harbour Drive, Lindsay, and Newhaven Roads.





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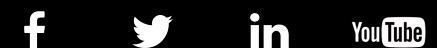
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Estate Agents and Solicitors



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