

3/2 WESTERN HARBOUR MIDWAY

NEWHAVEN, EDINBURGH, EH6 6LD

D.J.ALEXANDER
Sales & Lettings

3/2 WESTERN HARBOUR MIDWAY

NEWHAVEN, EDINBURGH, EH6 6LD

2 | 1 | 2

861 SQ FT | *Allocated Parking*

PROPERTY OVERVIEW

- *Generously proportioned ground-floor apartment*
- *Impressive open-plan sitting/dining room and kitchen*
- *Contemporary fitted kitchen with integrated appliances*
- *Two well-proportioned bedrooms*
- *Principal bedroom with en-suite shower room*
- *Separate main bathroom plus en-suite*
- *Excellent storage including fitted wardrobes*
- *Popular Western Harbour development*



An attractive and generously proportioned ground-floor, two-bedroom apartment forming part of the popular Western Harbour development in Newhaven. The property combines contemporary open-plan living with excellent proportions and a bright, neutral finish throughout.





The accommodation opens into a welcoming hallway with useful storage and access to all rooms. The impressive open-plan sitting/dining room and kitchen is the centrepiece of the property with plentiful natural light. Large areas of glazing overlook the landscaped surroundings, while the adjoining fitted kitchen features a generous range of wall and base units, work surfaces, stainless-steel sink, gas hob with extractor and integrated oven/microwave. There are two well-proportioned double bedrooms, both finished with carpeting and benefiting from fitted storage. The principal bedroom is particularly spacious and benefits from a private en-suite shower room. The second bedroom offers excellent flexibility as a guest bedroom, home office or dressing room. The main bathroom is fitted with a three-piece suite including a bath with shower over, WC and wash hand basin.

Presented in a clean and neutral condition, with contemporary recessed lighting, wood-effect flooring to the principal living areas and carpeting to the bedrooms, this is a great opportunity for a range of purchasers. The property also benefits from an allocated parking space and well-maintained communal grounds.

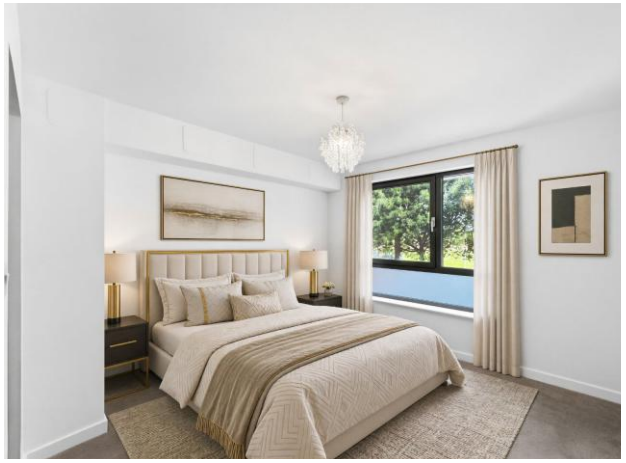
LOCATION

Western Harbour is a popular modern residential development situated within the coastal district of Newhaven, to the north of Edinburgh city centre. The area offers an appealing combination of waterfront living and convenient access to the capital's extensive range of amenities. Nearby Newhaven Harbour and the waterfront provide attractive opportunities for walks and recreation, while neighbouring Leith offers an excellent selection of cafés, bars, restaurants and independent shops. Ocean Terminal and the wider Leith area provide further retail and leisure facilities. The property is also well placed for access to Edinburgh city centre and beyond, with excellent public transport links including nearby tram and bus services. The surrounding road network provides convenient connections to Edinburgh Airport, the city bypass and the wider central Scotland motorway network.

Extras

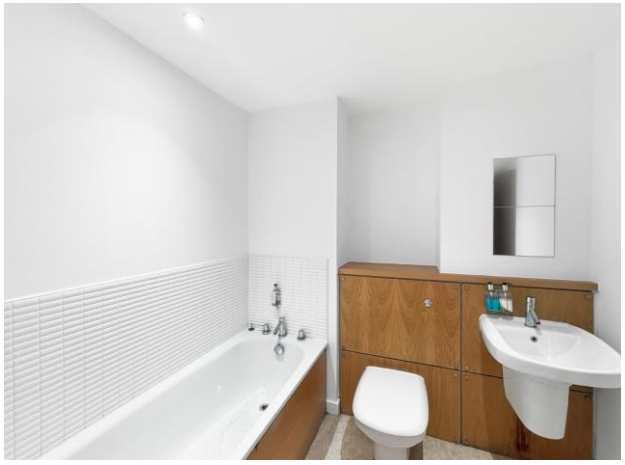
All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

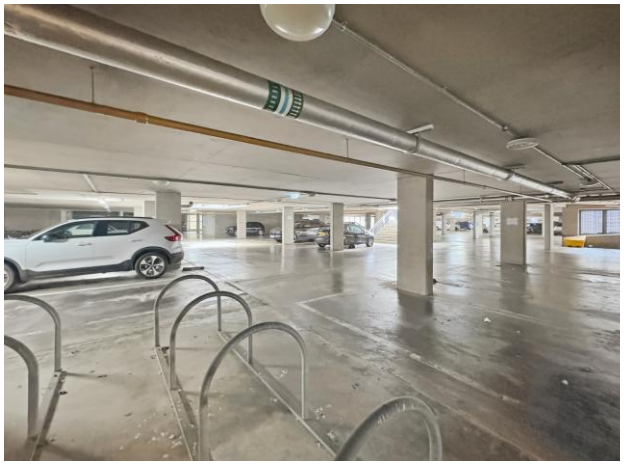
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James Coyle
Property Valuer

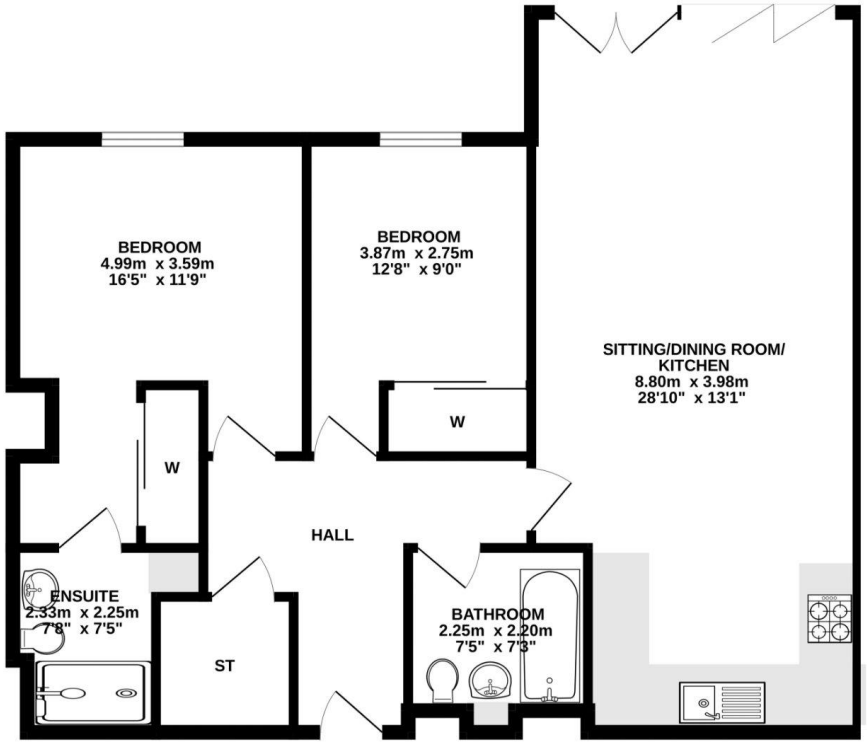
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

GROUND FLOOR
80.0 sq.m. (861 sq.ft.) approx.



3 WESTERN HARBOUR MIDWAY

TOTAL FLOOR AREA : 80.0 sq.m. (861 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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