

3/22 WESTERN HARBOUR MIDWAY

NEWHAVEN, EDINBURGH, EH6 6LD

D.J.ALEXANDER
Sales & Lettings

3/22 WESTERN HARBOUR MIDWAY

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3 1 2

1067 SQ FT | *Allocated Parking*

PROPERTY OVERVIEW

- *Three-bedroom fifth-floor apartment*
- *Open-plan sitting room and kitchen*
- *Fitted kitchen with a range of wall and base units*
- *Private balcony with attractive outlook*
- *Three well-sized bedrooms*
- *En-suite and family bathroom*
- *Allocated private parking space*
- *Excellent Newhaven location*

Situated on the fifth floor, this attractive and generously proportioned three-bedroom apartment offers contemporary living in the popular Western Harbour development in Newhaven.

The accommodation is centred around an impressive open-plan sitting room and kitchen, creating an ideal space for everyday living. The sitting room is particularly spacious, with large windows allowing plenty of natural light to flood in, while providing direct access to the balcony. The adjoining kitchen is fitted with a range of wooden wall and base units, complementary work surfaces and integrated cooking appliances. There are three well-proportioned bedrooms, offering flexibility for families, professional couples or those requiring space to work from home. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a separate bathroom fitted with a bath and overhead shower. The third bedroom is situated off of the main living area, providing flexibility to be used as a separate dining room, home office or occasional guest room.

Further benefits include gas central heating, double glazing, lift access and an allocated parking space. The property also benefits from a balcony and its desirable fifth-floor position, with excellent views on to the Forth and surrounding landscape.







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.

Please note some images have been virtually staged for advertising purposes, this is solely for illustrative use.















James Coyle
Property Valuer

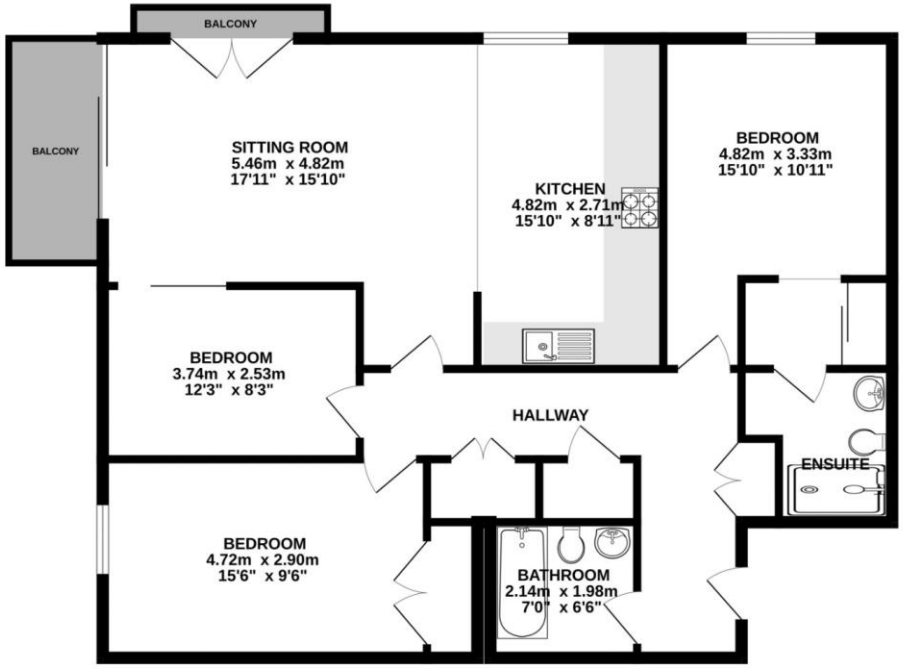
Viewings

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

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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

5TH FLOOR
99.1 sq.m. (1067 sq.ft.) approx.



3 WESTERN HARBOUR MIDWAY

TOTAL FLOOR AREA : 99.1 sq.m. (1067 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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