



5/5 Western Harbour Midway
NEWHAVEN | EDINBURGH | EH6 6LD


warners
solicitors & estate agents



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Warners are delighted to offer this second-floor gable end flat, forming part of a select modern development, served by an entry phone security system and located in the popular Newhaven area of Edinburgh. The flat is offered to the market in good order and represents an ideal purchase for an individual, couple or possibly even a small family. Access to the flat is gained by means of a well-maintained communal stair or a fully serviced lift which leads to all floors.

The principal living area is essentially open plan in design, yet falls naturally into leisure, dining and cooking areas and is perfect for entertaining. The living area features patio doors which give direct access to a west facing covered balcony. The dining area is large enough to accommodate a table and seating for four with ease. Twin doors lead from here to a well fitted kitchen which can be opened for maximum light and space or closed for a cosier ambience. The master bedroom features an exceptionally spacious walk-in dressing area and an en-suite shower room with double shower cubicle. The second bedroom is also a generous double with built-in wardrobes, whilst the family bathroom has been fitted with a white suite. Further benefits on offer include gas central heating, double glazing, restricted sea views, well maintained factored grounds and a private allocated parking bay situated within a secure underground facility.

- Spacious and bright second-floor flat
- Open-plan living/dining area with double doors to kitchen
- Contemporary kitchen with range of wall and base units
- Master bedroom with en-suite shower room and dressing room
- Well-proportioned second bedroom with storage
- Secure entry
- Secure underground carpark

Extras included in the sale price: Two sofas, double bed, two single beds, table and chairs, white goods, coffee table, drawers, curtains and blinds.

EPC rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.



