



7/18 Western
Harbour Midway
Newhaven, Edinburgh
EH6 6LE



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Property Summary

Forming part of a sought-after waterfront development in desirable Newhaven, this two-bedroom fourth-floor flat is presented in an excellent condition with modern fixtures and fittings and neutral décor throughout.

There is an opportunity for the property to be purchased with tenants in situ, offering a ready-made rental investment. Alternatively, the flat represents an ideal purchase for first-time buyers, professionals, couples, young families, and downsizers alike.

Please contact us for more information:

0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



Features

- Fourth-floor flat forming part of a waterfront development in Newhaven
- Immaculately presented interiors and neutral décor
- Secure shared entrance and lift service
- Hallway with built-in storage
- Open-plan kitchen, living and dining room
- Private balcony with wonderful views
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate three-piece bathroom
- Access to landscaped shared gardens
- Secure underground parking
- Gas central heating system
- Double-glazed windows



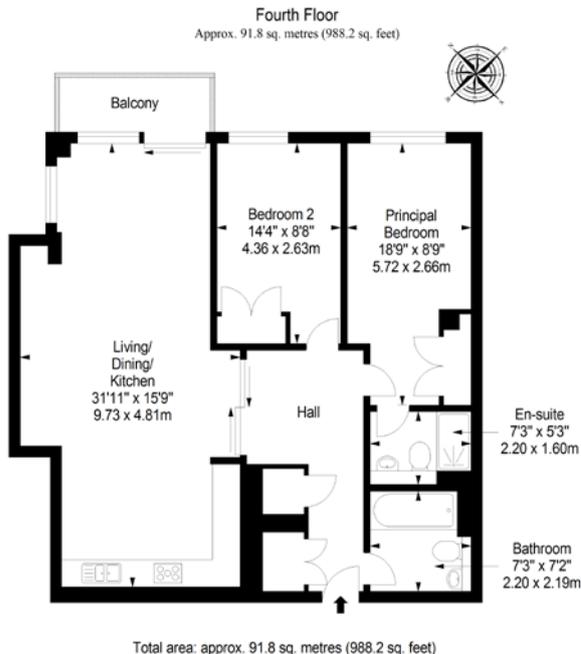


“An opportunity for the property to be purchased with tenants in situ, offering a ready-made rental investment”









Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
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Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
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EPC Rating - B | Council Tax band - E | Home Report value - £250,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Furniture shown may also be available on request.

NB: This property is currently tenanted and can be sold with tenants in situ. The current rental agreement has the tenants paying £1,225/pcm which sees a 5.8% gross yield. Similar rental comparisons show current market rent achievable for properties of this size and within this area to be in the region of £1,300 - £1,400/pcm, so there could be scope to increase the rental amount achieved if an investor were interested.