

# 9/48 Western Harbour View

NEWHAVEN, EDINBURGH, EH6 6PG



*SPACIOUS TWELFTH-FLOOR TWO-BEDROOM APARTMENT  
WHICH IS OFFERED TO THE MARKET IN EXCELLENT CONDITION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this spacious twelfth-floor two-bedroom apartment, which is offered to the market in excellent condition. This property benefits from panoramic views over the Firth of Forth, a balcony, wall-mounted electric heaters and double-glazed windows, a secure entry system, lift access, and a secure underground car park. It is the epitome of modern living.

The accommodation is focused on an impressive open-plan kitchen reception that boasts neutral décor, laminate flooring, superb levels of natural light, and plenty of space for a large sofa, a dining table, and supporting furniture. A new owner will have plenty of flexibility to create their ideal entertaining space. The kitchen has a generous range of base and wall-mounted units with a range of integrated appliances including hob, oven, fridge freezer, and dishwasher.

## The Property



Bedroom one is a spacious double with ample floor space for a full suite of bedroom furniture. It has an integrated wardrobe, and a contemporary en-suite shower room. Bedroom two is a further well-proportioned double with an integrated wardrobe and access to the balcony.





**Bedroom 2**





The accommodation is completed by the main bathroom which is partially tiled and enjoys a white three-piece suite with a mains shower over the bath.





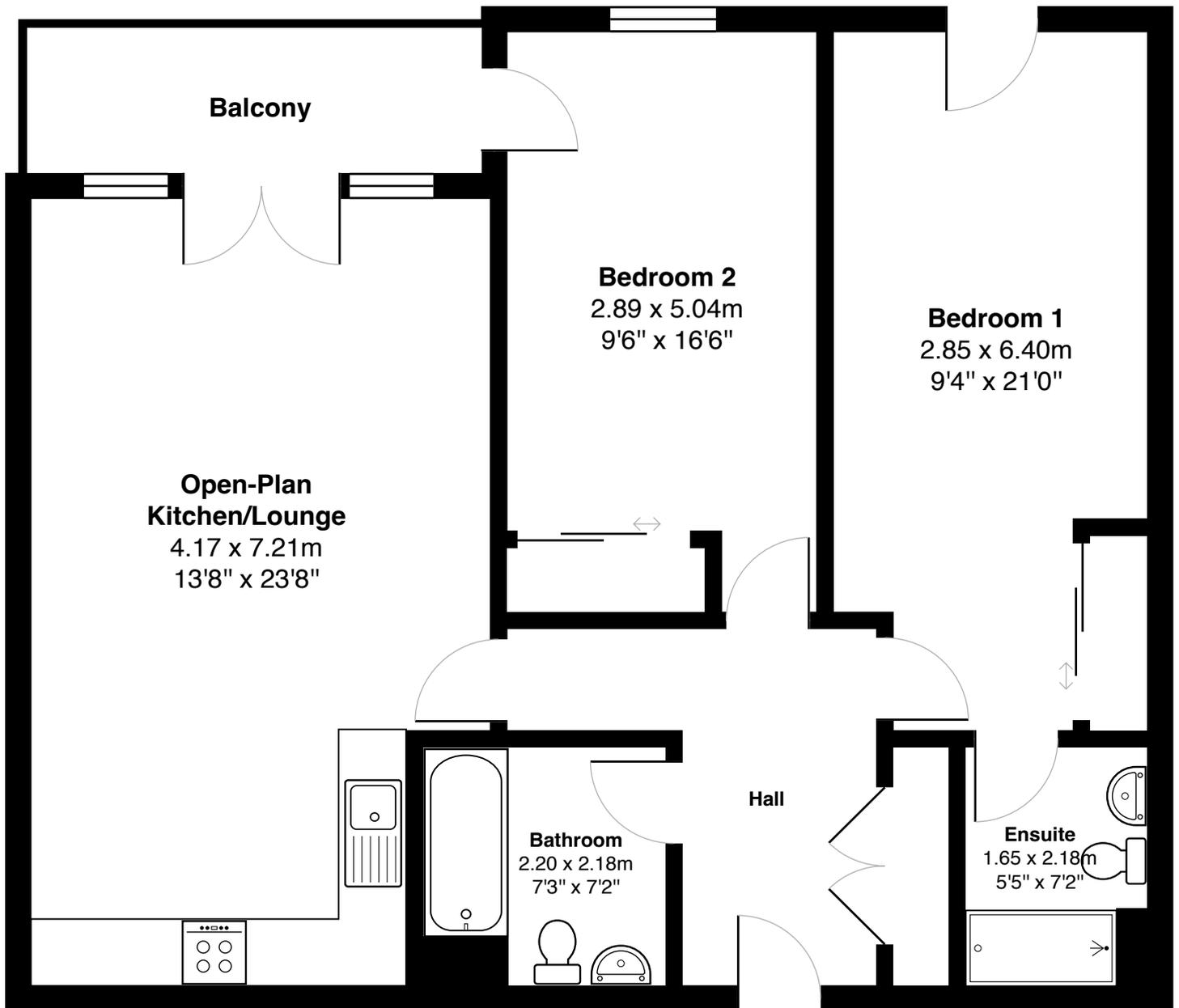
## Balcony & Views







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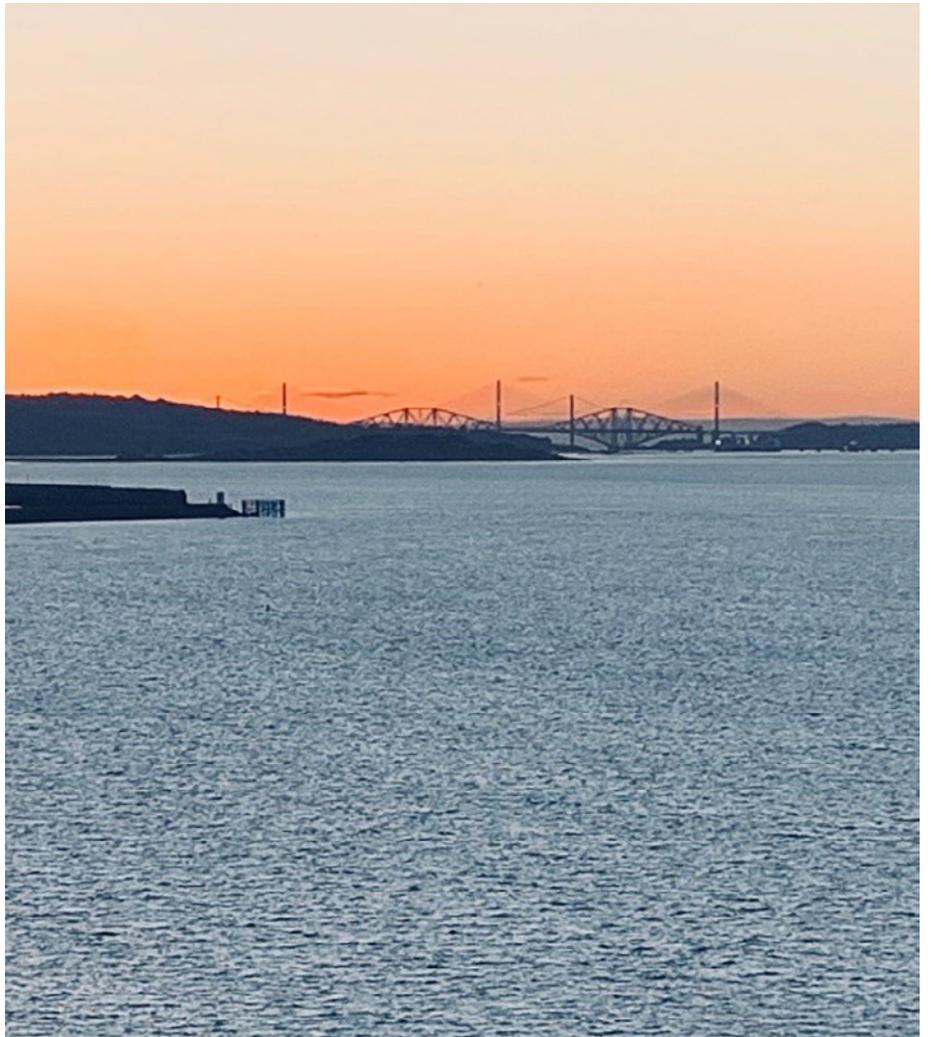
Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>

EPC Rating: C



This is a superb flat with an enviable position in the development. Internal viewing is a must.  
An EWS1 form is available on request.



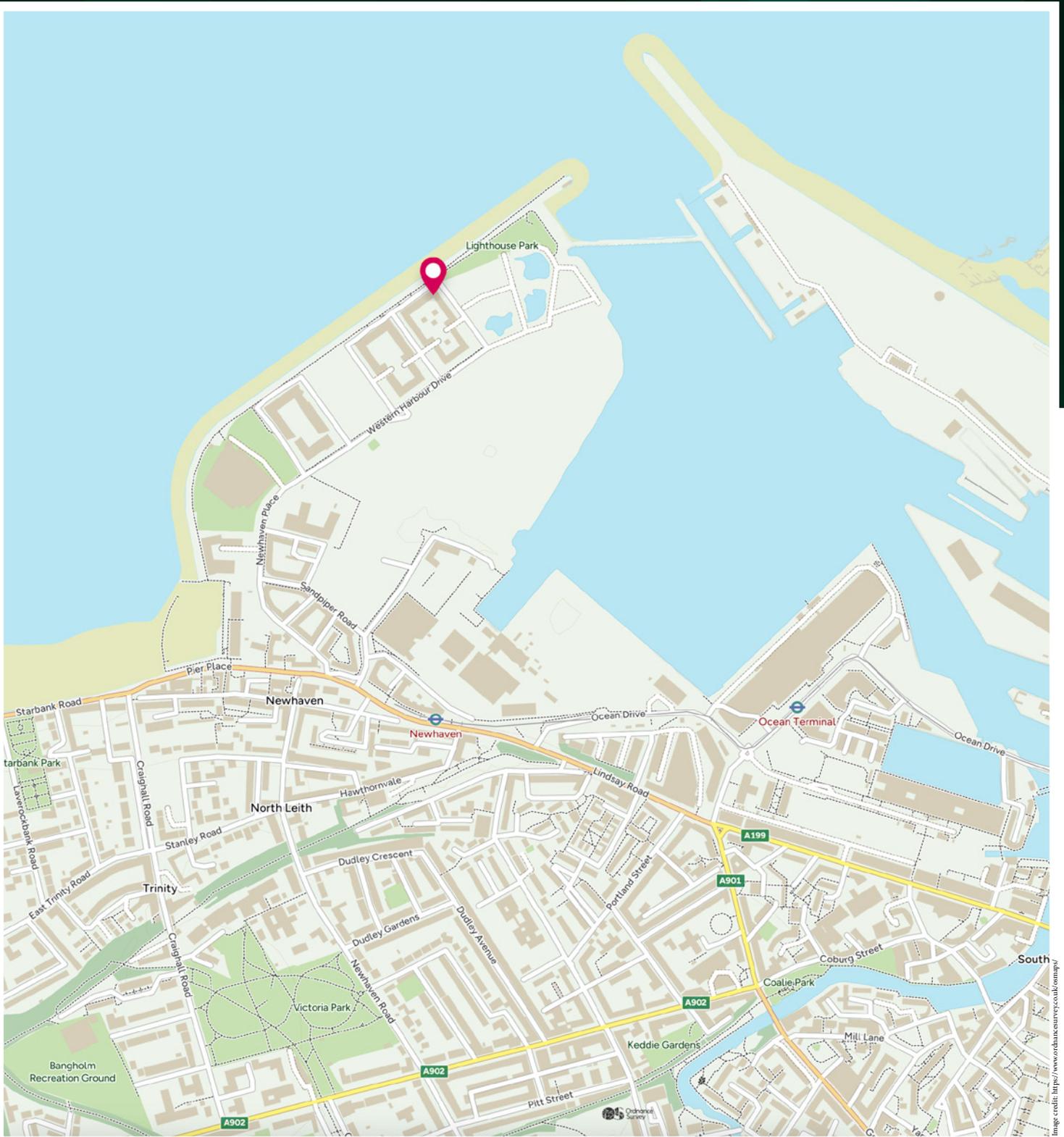




The property is set within the Western Harbour development at Newhaven that is situated to the north of Edinburgh city centre approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd Gym is also a short walk away.

Regular bus and tram services operate in the area, providing links into and around the city centre, whilst motorists can find easy access to the city bypass via the A902 (Ferry Road).

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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