



COULTERS[©]

COULTERS

5/22 WESTERN HARBOUR VIEW

NEWHAVEN, EDINBURGH, EH6 6PF

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With superb views towards Newhaven Harbour and the Firth of Forth, this stunning, bright fifth floor apartment offers beautifully presented accommodation throughout. The property is tastefully decorated in a neutral colour palate with gorgeous flooring and benefits from electric heating, double glazing, a lift, video entry phone and an allocated parking space. The spacious, open plan living / dining / kitchen is filled with natural light, creating a wonderful space for the inhabitants to congregate and enjoy the views provided by the triple aspect floor to ceiling windows.

KEY FEATURES



Stylish fifth floor flat with lovely views.



Two beautifully presented double bedrooms.



Attractive, well maintained shared courtyard.



Allocated parking space and unrestricted on street parking.

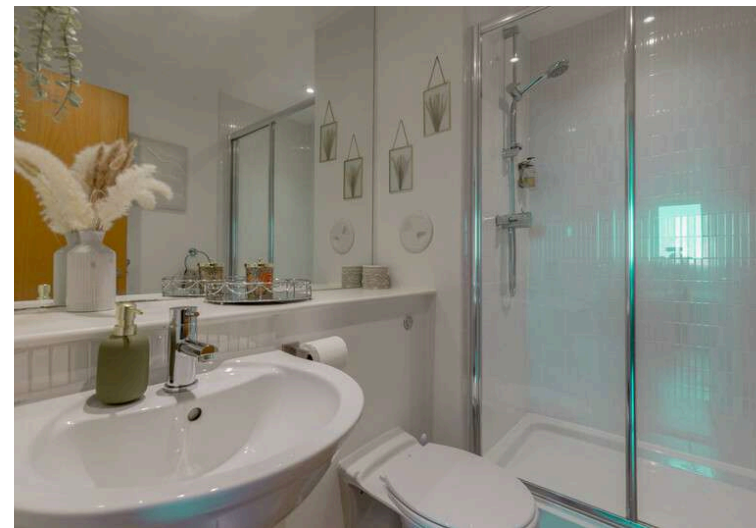


Located by the waterfront with views of the Firth of Forth.



Excellent local amenities nearby.





There is plenty of space for a table and chairs, whilst the sleek, stylish white wall and base mounted cabinetry with contrasting wood effect worksurface provides a contemporary yet practical kitchen area. The integrated appliances comprise; electric hob, extractor hood, oven, fridge/freezer and washing machine. Both double bedrooms have open views to the front of the building and fitted wardrobes with hanging space & shelving. There is a beautifully designed en-suite shower room in the master bedroom, in addition to an elegant bathroom with a bath (with shower over), WC and wash hand basin. There is a good sized storage cupboard in the hall.

Externally there is a beautiful central courtyard and landscaped communal grounds in addition to walks along the immediate waterfront. Unrestricted parking is available on the street outside in addition to the private parking space.



COULTERS®



THE LOCAL AREA

Newhaven is located in the northwest part of Edinburgh and provides scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities. It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge. Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith.

Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions. The Water of Leith, also flows along the boundary of Newhaven.

The village is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.

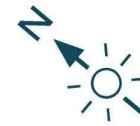
EXTRAS

All blinds, light fittings and fitted floors are included in the sale price.

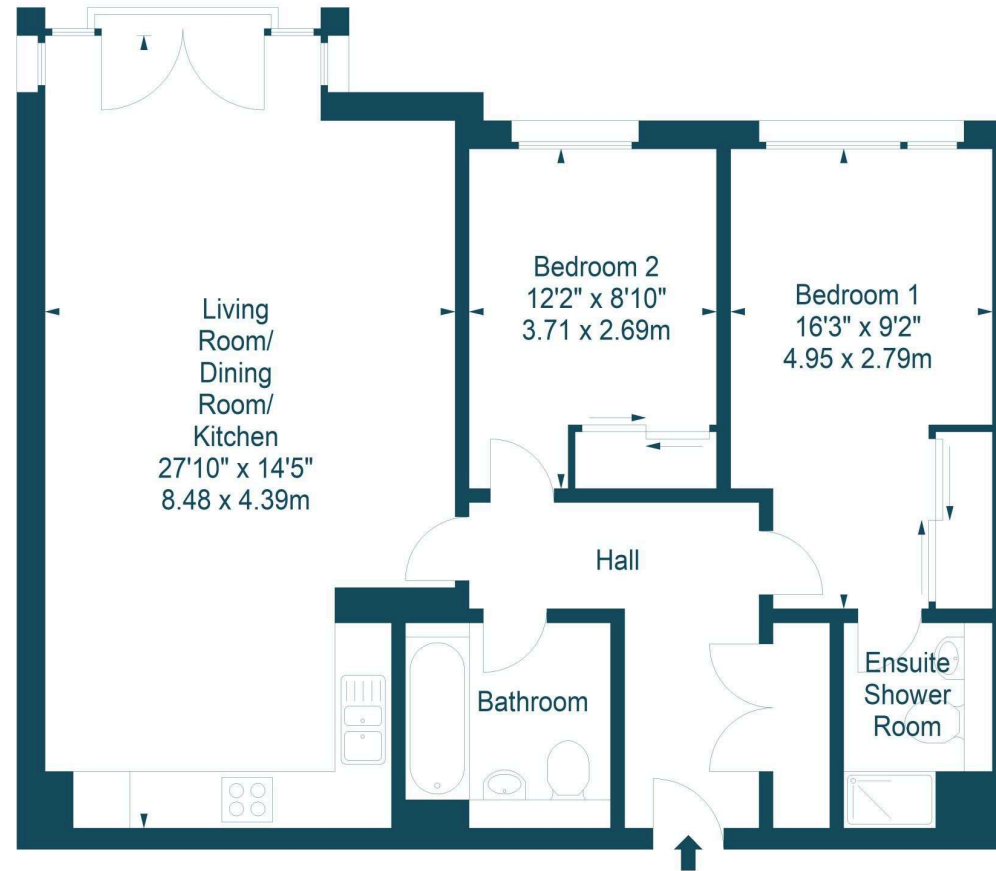




Western Harbour View, EH6 6PF



Approx. Gross Internal Area
848 Sq Ft - 78.78 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Fifth Floor

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.