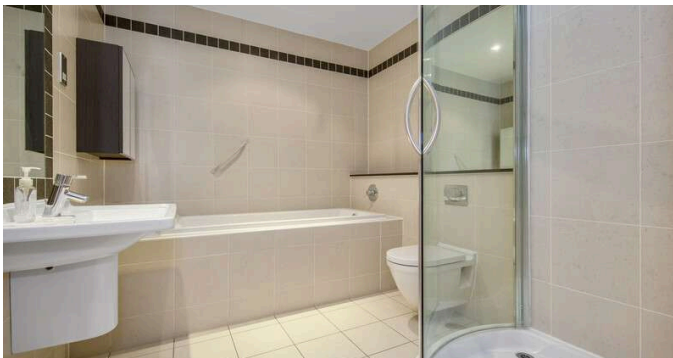




3/6 Western Harbour  
Breakwater

**Edinburgh**

**EH6 6PA**



First floor flat located in modern development in Newhaven which will appeal to a range of buyers. The accommodation comprises of: entrance hallway with secure entry system and storage cupboards; living room with stunning views and kitchen off; modern kitchen with integrated appliances; master bedroom with integrated wardrobes and balcony access; second bedroom; and bathroom with WC, wash hand basin, bath and separate shower cubicle. The property also

benefits from under floor gas central heating, double glazing, secure entry system, allocated parking in underground car park and access to communal court yard/garden grounds.

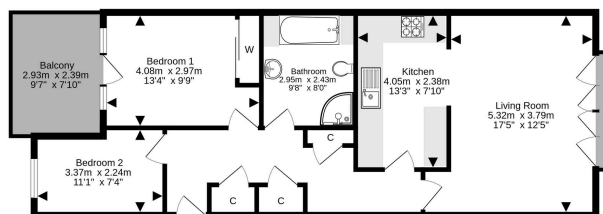
### Features

- Modern development
- Underfloor gas central heating
- Double glazing
- Allocated parking space in underground car park
- Short walk to tram access in to city centre
- Balcony with fantastic views
- Shared gardens grounds within development

EPC rating: B

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as a guide only for a prospective purchaser. Made with Mapbox (2022)

**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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