



lindsays

7/11 Western Harbour Midway
Edinburgh, EH6 6LE

"A spacious second floor flat which benefits from an allocated parking space within the secure underground car park"

- Lift
- Hall with utility cupboard
- Sitting room/dining room with balcony
- Open plan modern fully fitted kitchen
- Master bedroom with en-suite
- Second double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Allocated parking space
- Landscaped communal grounds

EPC Rating B

FIXED PRICE £245,000



Description

A spacious second floor flat which benefits from an allocated parking space within the secure underground car park, situated in a popular waterfront development with landscaped communal grounds. This well presented property boasts a balcony which enjoys sea views and offers a stylish walk in home. In brief the accommodation comprises; hall with utility cupboard, spacious sitting room/dining room with balcony off, modern open plan fully fitted kitchen with breakfast bar, master bedroom with en-suite shower room, second double bedroom with built in wardrobe, and bathroom.

Area

Newhaven is an established residential area North of the City centre. An affluent location, Trinity is well served by traditional and independent shopping in neighbouring Stockbridge and Goldenacre, while major supermarkets are represented by Tesco in Broughton, Waitrose in Comely Bank, Morrisons on Ferry Road and a 24hr Asda at Newhaven. Both local and private schooling, including Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St George's School are within a short car journey. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic gardens. The port of Leith is located approximately one mile away and is home to many fine waterside restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal as is the Next Generation Leisure Centre & David Lloyd Leisure Club.

Viewing

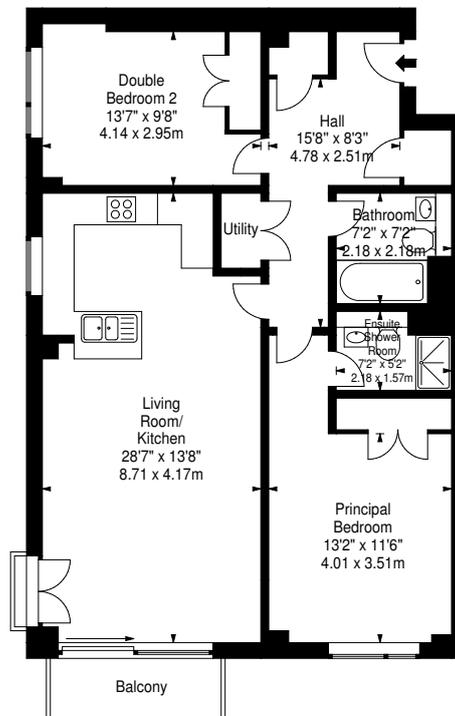
By appointment contact Lindsays on 0131 229 4040



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Approx. Gross Internal Area
983 Sq Ft - 91.32 Sq M
For identification only. Not to scale.
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.