



4/2 Western Harbour Terrace, Edinburgh, EH6 6JQ



1 1 1 63 C

4/2 Western Harbour Terrace, Edinburgh, EH6 6JQ

Providing bright, spacious and contemporary living is this most impressive ground floor apartment. Forming part of the sought after Western Harbour development which sits on the banks of the Firth of Forth, providing excellent walks and views over the water towards Fife. With gas central heating and full double glazing the building has a secure entry system with well-maintained common areas being managed by a property factor with lift access to all floors. In addition there is a lovely shared courtyard garden to the rear and an allocated underground car parking space.

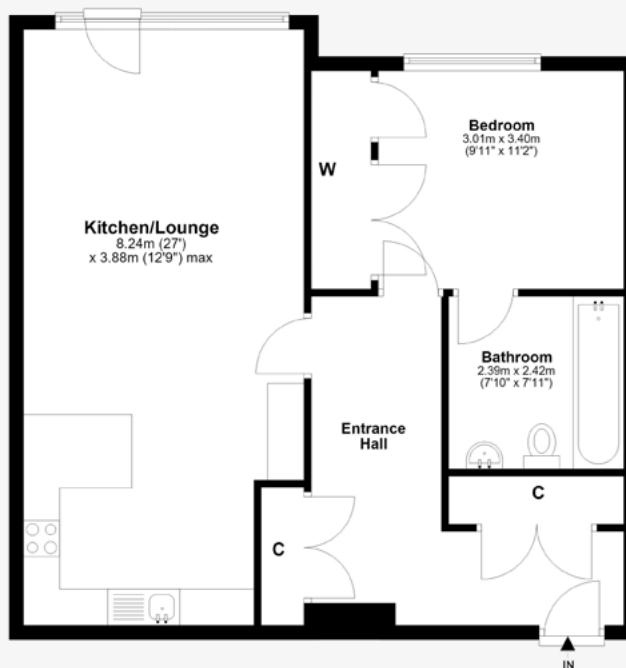
The accommodation includes an entrance hallway with two storage cupboards and there is an impressive lounge and dining kitchen on open plan with full height windows. The kitchen is fitted with a range of modern base and wall units with oven, hob, hood, dishwasher and fridge/freezer to remain. There is a double bedroom with fitted wardrobe and completing the accommodation is the bathroom with shower over the bath.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and lift. The current factor is James Gibb with a quarterly payment of approximately £436 with separate payment of approximately £200 quarterly for buildings insurance.

Area Description

Western Harbour is a popular residential area located to the north of the city centre with nearby Newhaven Harbour and the cosmopolitan Leith Shore area within walking distance. There are regular bus links connecting Western Harbour with Edinburgh city centre and the Edinburgh Tramline is a short walk from the development linking Newhaven to the city centre and Airport. Also within walking distance to the property is a large 24 hour ASDA supermarket, and Ocean Terminal, which houses a Marks & Spencer food store, shops and restaurants, members gym and cinema complex, is within easy reach. For leisure enthusiasts there is a David Lloyd health club including indoor and outdoor swimming pools, member's gym and spa. There is also easy access nearby to the North Edinburgh cycle network provides walking and cycling links in to central Edinburgh.





Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge/Kitchen:	8.23m x 3.89m	(27' x 12'9")
Bedroom:	3.4m x 3.02m	(11'2" x 9'11")
Bathroom:	2.41m x 2.4m	(7'11" x 7'10")

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine