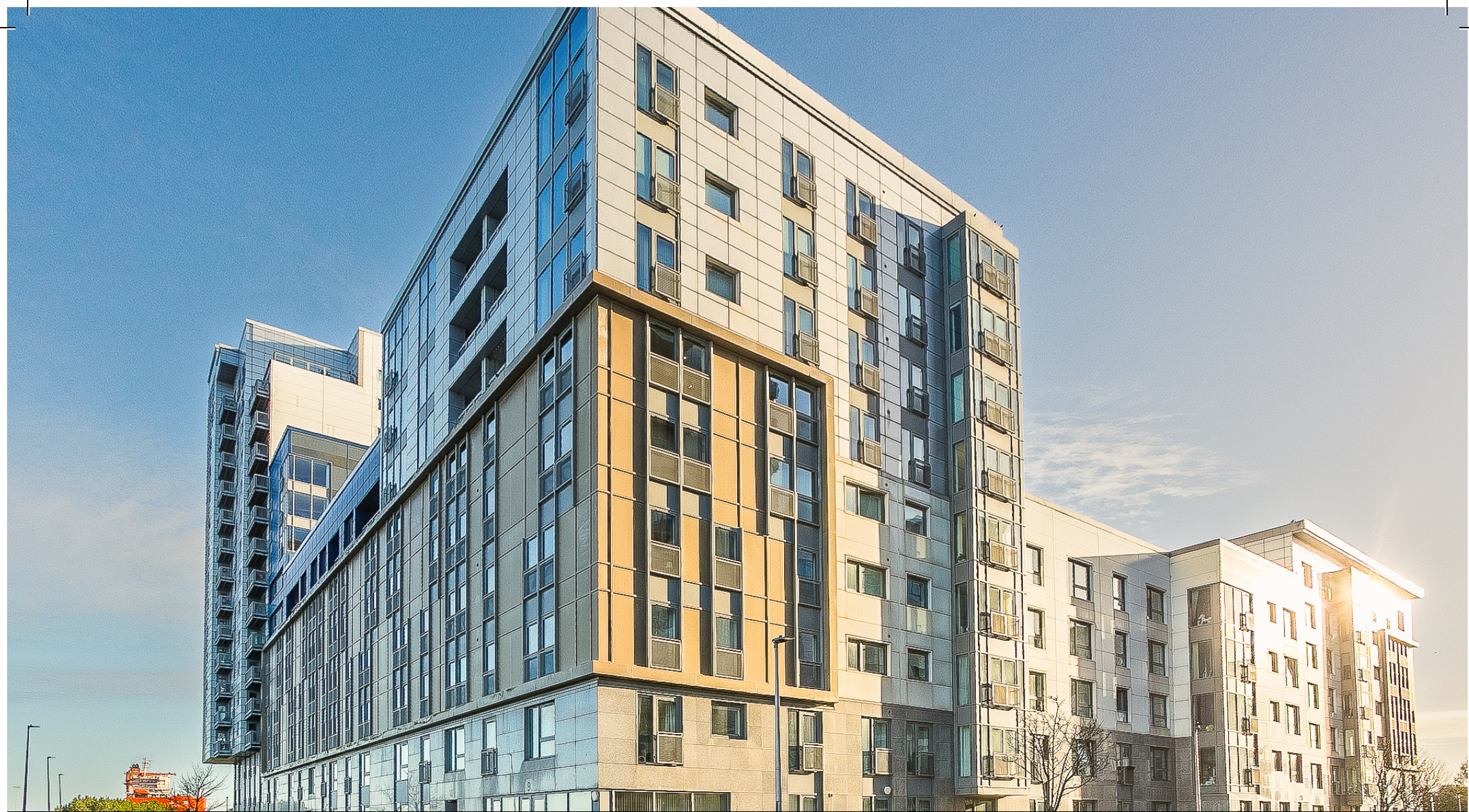




Flat 19, 10 Western Harbour Breakwater, Edinburgh, EH6 6PZ

Well-Presented Three-Bedroom, Fourth-Floor Apartment with Exceptional Waterfront Views

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Property Description

Well-presented and spacious three-bedroom, fourth-floor apartment, with exceptional waterfront views. Set in a modern, factored residential development with an exclusive setting, located in the popular Newhaven area, north of Edinburgh city centre and close to Princes Street.

Comprises an entrance hallway, an open-plan living/kitchen and dining room, three double bedrooms, an en-suite shower room and a family bathroom.

Features include fitted kitchen and bathroom suites, contemporary flooring, spotlighting and views over the Forth, to Fife, and the Forth Crossings, with a flexible layout. In addition, there is excellent integrated storage provision, electric heating, and double glazing. All curtains, fixtures, integrated appliances and white goods will be included in the sale.

The development also provides landscaped grounds and a shared courtyard, a secured video entry system, lift service and an allocated space in a secured underground parking facility.

The property welcomes you with an inviting entrance hallway featuring a spacious storage cupboard and a second double cupboard with space for a washer/dryer. The generously proportioned lounge flows seamlessly into the kitchen, creating a semi-open-plan living space, complemented by a full-height front-facing window and Juliet-style balcony that showcase superb panoramic views. The contemporary kitchen is fitted with a range of wall and floor units, quality stone worktops, an oven, hob, extractor hood, fridge/freezer and dishwasher.

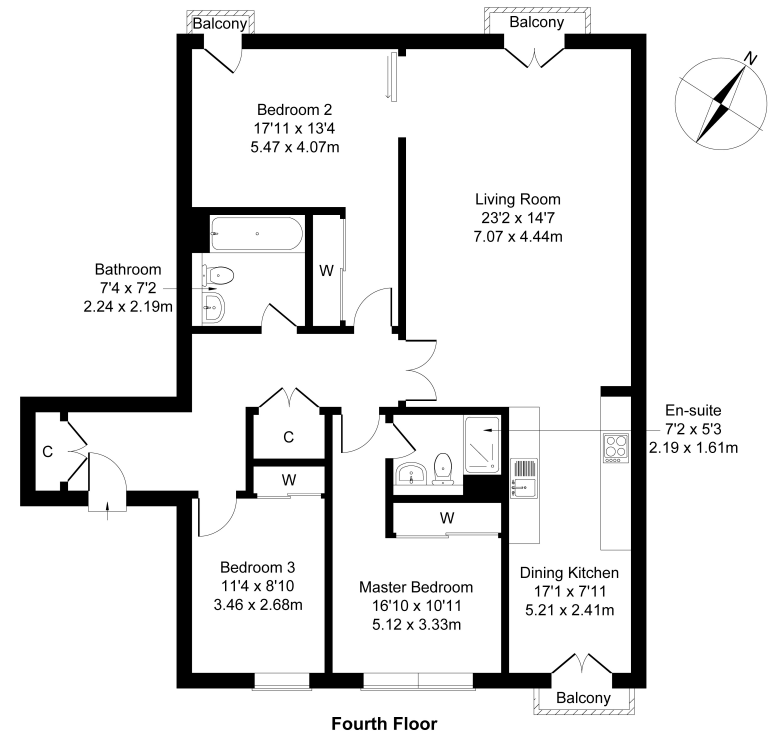
The principal bedroom is situated to the rear of the property and benefits from fitted wardrobes and an en-suite shower room, complete with a fitted two-piece suite and spacious integrated double shower enclosure. Two further double bedrooms provide excellent additional accommodation, both featuring fitted wardrobes, while bedroom two benefits from large sliding doors opening into the lounge, offering a versatile layout option. Completing the accommodation, the main bathroom is fitted with a white three-piece suite, shower over the bath and tiled flooring.

Factor Fees: The Element Factors - Approx £195 monthly

Tenure: Freehold



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newhaven and its historic harbour sit on the Firth of Forth coastline, featuring a mix of period stone-built homes and modern, factored residential developments. The area offers a wide range of local amenities, with an excellent selection of restaurants, bars, and cafés nearby at the popular Shore district. A 24-hour ASDA supermarket is close by, and abundant shopping can be found in Leith, including

numerous high-street stores. The Ocean Terminal complex provides a Marks & Spencer Food Hall, cinema, and many well-known retail outlets. Well-regarded schools serve the area, and regular public transport, including the tram, runs from Wester Harbour Drive, Lindsay Road, and Newhaven Road, providing connections to the city centre and beyond.





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