

SIMPSON & MARWICK



8/2 Western Harbour Terrace, Newhaven, Edinburgh, EH6 6JN



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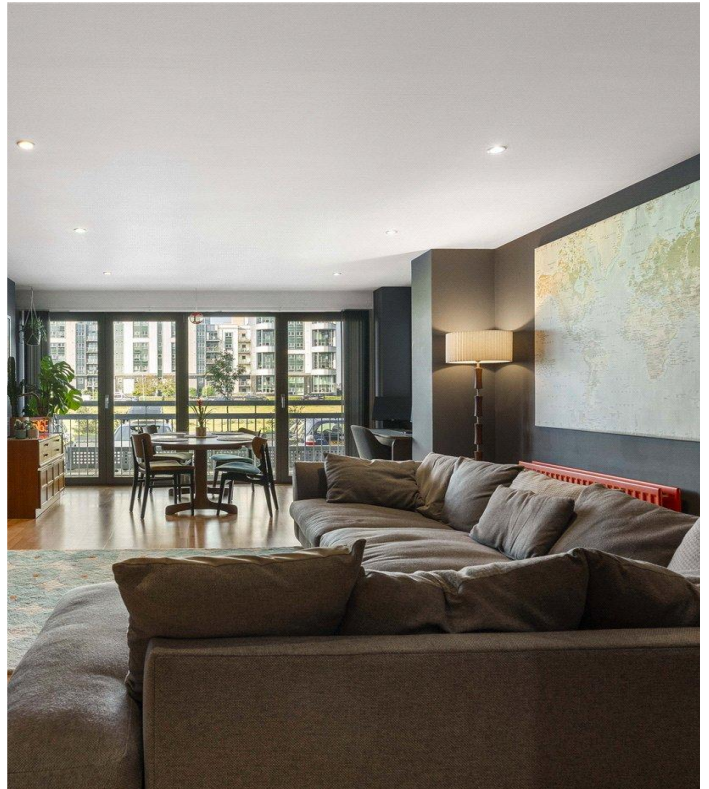
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EPC: B (81)

Council Tax - E

Beautifully presented one bedroom ground floor flat, located in Newhaven.



- Ground floor flat
- Modern kitchen/diner
- Double bedroom
- Built-in wardrobe
- Over-bath shower
- Double glazing
- Gas central heating
- Communal gardens
- Underground parking
- Well-presented condition

One-bedroom flat ideal for first-time buyers, located in Newhaven.

This well-presented ground-floor flat is perfect for modern living, featuring a spacious kitchen/diner/family room equipped with a fan oven, five-ring gas hob, and integrated microwave. The generously sized double bedroom boasts a built-in wardrobe, providing ample storage. A well-appointed bathroom includes a three-piece suite with an over-bath shower.

The property benefits from double glazing and efficient gas central heating, ensuring comfort throughout the year. Externally, the flat offers convenient underground parking and access to communal gardens, providing a tranquil space for residents. With its excellent condition, this flat is ready for immediate occupation.

Location

Located in the desirable area of Newhaven, the property benefits from a vibrant community and excellent local amenities. Newhaven is well-connected, offering easy access to the City Centre and surrounding areas.

Fixtures and Fittings

All blinds and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

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Approx. Gross Internal Area:
710.418 Sq Ft (66 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		