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3/4, Western Harbour Way, Newhaven, Edinburgh, EH6 6LP

Beautifully Presented Two-Bedroom, Ground-Floor Apartment With a Garden and an Allocated Parking Space

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Property Description

Beautifully presented and spacious, two-bedroom, modern ground-floor apartment with a private garden terrace and an allocated parking space. Forming part of the exclusive Platinum Point waterfront development, located in the popular Newhaven area, north of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, kitchen, utility cupboard, two double bedrooms, an en-suite shower room, and a family bathroom.

Freshly prepared in light neutral decor, featuring quality flooring, under-floor heating, and spotlighting throughout. Further highlights include a quality fitted kitchen with integrated appliances and luxury fitted bathroom suites.

In addition, there is double glazing, gas central heating, and good storage provision including bedroom wardrobes. The development also provides a video-secured entry system, a landscaped shared courtyard, and a secured underground parking facility.

A welcoming hallway leads into the property, offering three useful storage cupboards, including a utility cupboard housing a washing machine. The hallway opens into a spacious lounge and dining area, featuring impressive full-height windows and direct access to the garden, creating a bright and inviting space ideal for both relaxing and entertaining. Partially open to the living area, the contemporary kitchen is fitted with a range of modern wall and base units, complemented by feature lighting, and benefits from an integrated oven, hob, extractor hood, dishwasher, wine cooler and fridge/freezer.

The principal bedroom enjoys an abundance of natural light from two large front-facing windows, alongside a double wardrobe and an en-suite shower room featuring a generously sized double shower enclosure. The second bedroom also benefits from excellent storage, with a double wardrobe and an additional cupboard. Completing the internal accommodation is a modern bathroom fitted with a three-piece suite and a shower over the bath. Externally, the enclosed, low-maintenance garden, with a partially covered area, provides a pleasant outdoor space for relaxation and entertaining.

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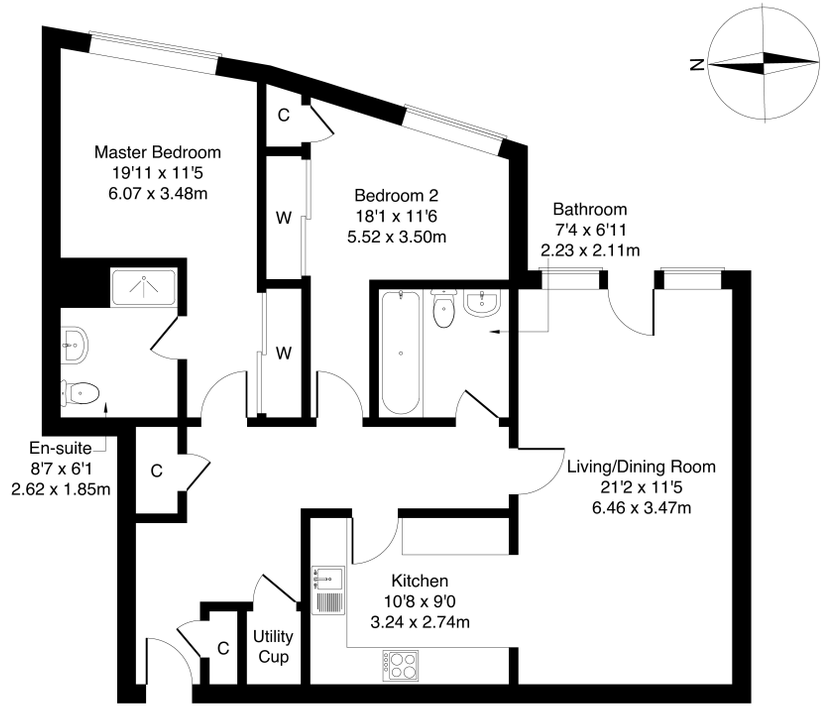

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

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