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Offers Over

£335,000

3/26 Western Harbour Drive

Newhaven | Edinburgh | EH6 6LR

A generously proportioned dual aspect penthouse apartment on the fifth floor of the prestigious Platinum Point development at Western Harbour enjoying a picturesque location on the banks of the Forth in the capital's desirable Newhaven area.

-  3 double bedrooms
-  1 reception/dining room
-  2 bathrooms
-  Allocated underground parking
- Balcony
-  EPC rating – C
-  Council tax band- F



Description

The property is offered onto the market in superb move-in condition throughout and boasts a light filled, flexible living space, complete with a private balcony and spectacular far-reaching views of the Forth and Royal Yacht Britannia.

The accommodation is accessed via secure entry, with lifts to all floors, and briefly comprises; welcoming hallway with excellent built in storage, spacious dual aspect reception/dining room with floor to ceiling windows and a door opening out to the balcony, semi open plan to a well equipped kitchen which has been fitted with an excellent assortment of base and wall units, complete with contrasting worktops, splashback and a variety of integrated appliances. Down the hall you have a generously sized principal bedroom with attractive en-suite shower room and fitted wardrobes, two further well-proportioned double bedrooms, and a luxury family bathroom with stylish wall tiles, three piece white suite, splash screen and over-bath mains shower.



Please note that the property has been subject to virtual staging. The property is currently unfurnished, and photographs of the empty rooms have been included.

Extras

All curtains, fixtures, integrated appliances and white goods will be included.

Factor

The development is managed by James Gibb. The service charge is currently £215 per month, including communal maintenance and buildings insurance.

Gardens and Parking

The development sits within beautifully landscaped grounds, with an extensive central courtyard of walkways and planted beds, set on top of the secure underground garage in which there is a convenient allocated underground parking space.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

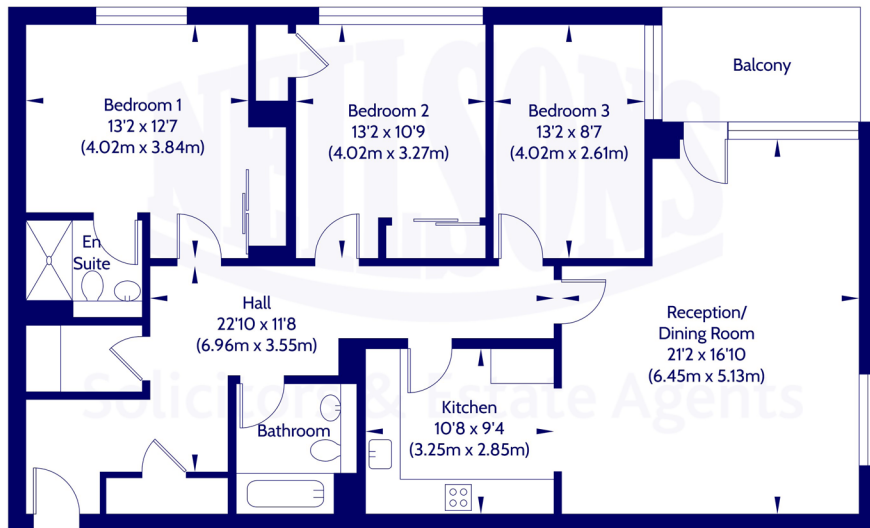
The property is set within the Western Harbour development of Newhaven situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd gym and Asda supermarket are also a short walk away. Regular bus and tram services operate in the area, providing excellent links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 113 Sq M / 1222 Sq Ft.

5th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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