



MORTON FRASER

SOLICITORS



NEWHAVEN
11/49 Western Harbour Midway, EH6 6LG

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11/49 Western Harbour
Midway, EH6 6LG

VIEWING

By appointment, telephone
0131 247 1010

PRICE

Offers around £205,000

This modern and spacious twelfth floor flat has been tastefully decorated throughout and offers stunning views over the Forth Estuary to Fife and surrounding areas. The property provides spacious and flexible living with accommodation comprising: entry via secure video phone, serviced by lift, entrance hall with three generous storage cupboards, one of which has plumbing in place for an automatic washing machine. The hub of the house is the exceptionally bright and spacious lounge/kitchen which boasts a stunning outlook and has access to a slabbed balcony, perfect for outdoor dining in the warmer months. This room has been laid to laminate flooring and there is ample space for a family dining table and chairs. The kitchen area has been fitted with a range of contemporary units to base and wall level, with contrasting wipe-clean work tops and inset one and a half bowl stainless steel sink. The integrated five burner gas hob, the cooker hood, integrated microwave, electric oven and grill and the dishwasher will all be included in the sale. The bathroom has been fitted with a three piece white modern suite to include: wall mounted basin, wc and bath. The well proportioned master bedroom has been tastefully decorated, benefits from built in storage and provides access to the balcony. Door to en-suite shower room which has been fitted with a two piece white suite to include wall mounted basin and WC, there is also a double shower enclosure which features decorative tiling and incorporates a main shower. There is a further bright and good sized double bedroom which has a fitted wardrobe with rail and shelving. The property is double glazed with gas central heating.

EXTERIOR

There are areas of communal garden ground and the property has its own private underground parking space which is PIN protected.

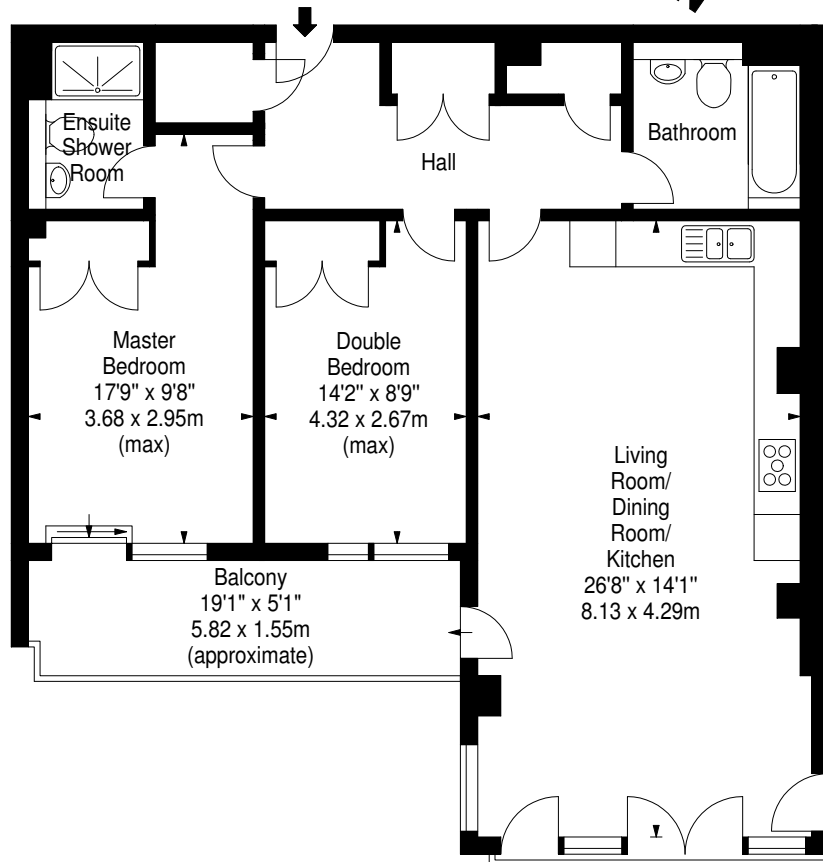
AGENTS NOTE

There is currently a factoring agreement in place with Ross & Liddell, the cost of which is £70 per month.

LOCATION

Newhaven is a former fishing village which has an attractive historic village centre and harbour. There is a good mix of restaurants and convenient bus links to the city centre and surrounding areas. There are also extensive local shopping facilities with both an Asda superstore and Ocean Terminal shopping centre close at hand.

Western Harbour Midway, EH6 6LG
Approx. Gross Internal Area
911 Sq Ft - 84.63 Sq M



Twelfth Floor

MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

