10/12 Western Harbour Terrace, Edinburgh



Postcode: EH6 6JN **Bedrooms:** 3 **Council Tax:** Band G





Not one, but two rooms with a view!

And what a view: to the left, towards the bridges over the Forth; straight ahead, across to Fife; and to the right, down the firth to Inchkeith and beyond...

The views are from the open-plan dining area and the lounge. The latter is very well-proportioned and easily takes a full range of soft furniture, while the former readily accommodates a formal table and chairs and lies off the kitchen, for which "well-appointed" and even "luxury" seem a bit understated. Features abound: underfloor-heated mosaic tiles, a five-burner hob, built-in Bosch oven and microwave, a Haier fridge freezer, Rangemaster sink with mixer tap, a Bosch dishwasher and a full range of kitchen units in an attractive blue.

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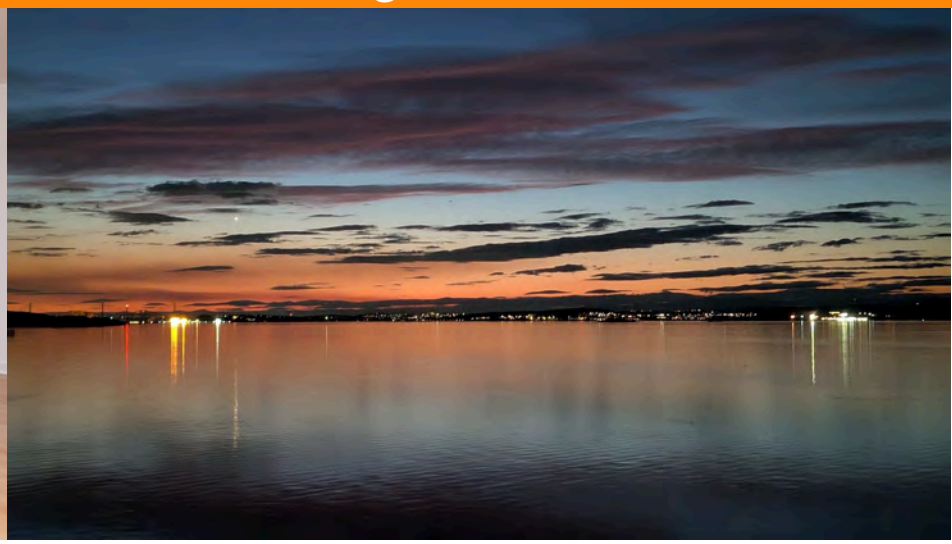
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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

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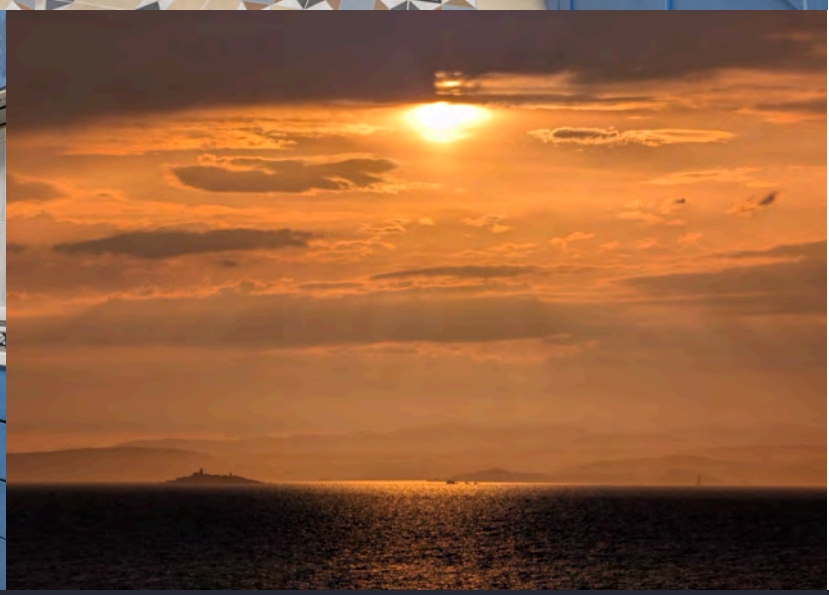


The three bedrooms (two doubles, both with en-suites, and a further single) and separate bathroom make this an exceptionally practical home for families and visiting guests. The bedrooms are all quietly situated to the rear and look down into mature shared gardens. The en-suite off the principal bedroom boasts a smart toilet and the second includes that comparative rarity in a British home, a shattaf. The third bedroom is also perfect as a home office or study.









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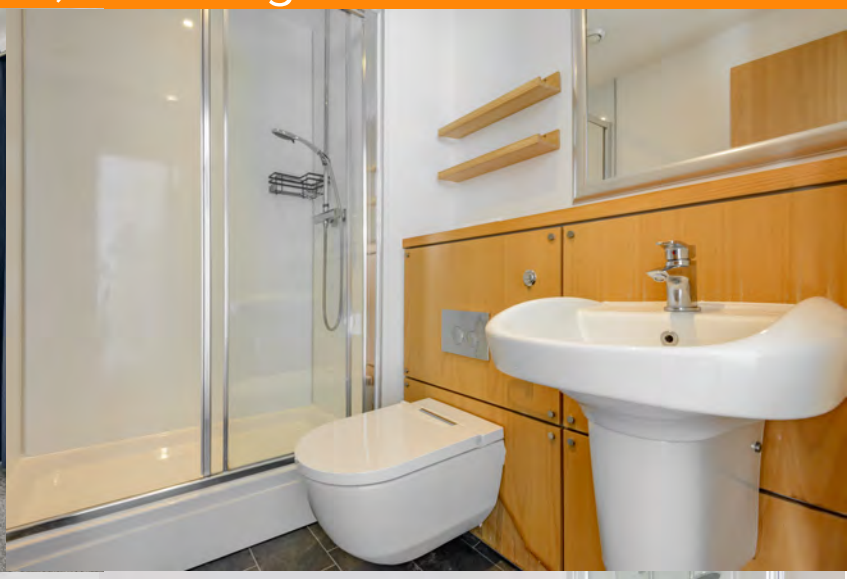
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The main bathroom is quite stunning. Not only do you have the Villeroy & Boch suite, the rainfall shower head and additional hand shower over the bath, the shattafand the wall and floor tiling, but you can even change the lighting to suit your mood.

All the rooms lie off a hall that runs back from the entrance door, past two of the bedrooms and opens to a reception area that leads into the lounge and the kitchen (as well as to the main bedroom). There are also three storage cupboards in addition to the one housing the boiler, one of which has plumbing for a washing machine.





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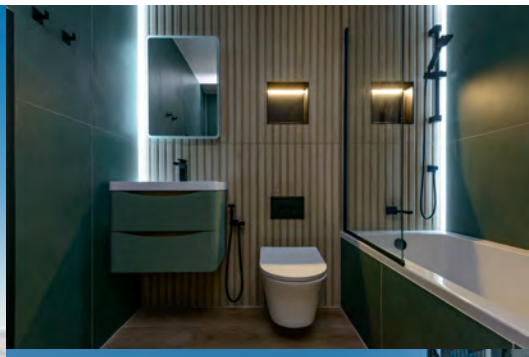
There is an allocated underground parking space, but there is also (currently) unrestricted on-street parking.

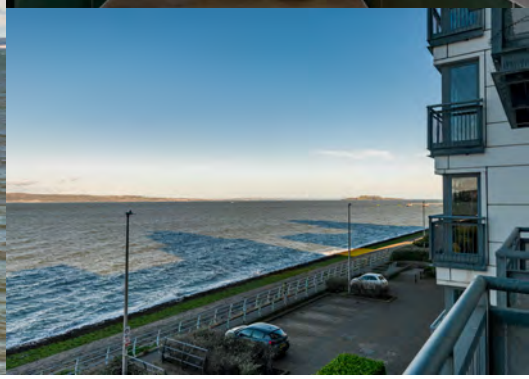
The Number 11 bus runs from and to end of the street, while the Newhaven tram terminus is within walking distance.
With the river so close, it's inevitable that there might be water sports facilities on hand and so there are, with the harbours at Newhaven and Granton.

There is a primary school just a two-minute walk away, while the nearby David Lloyd Centre offers a nursery as well as a wide range of leisure activities.

Newhaven also has a number of popular pubs and restaurants but Leith and the City Centre are within easy reach by public transport.







Features

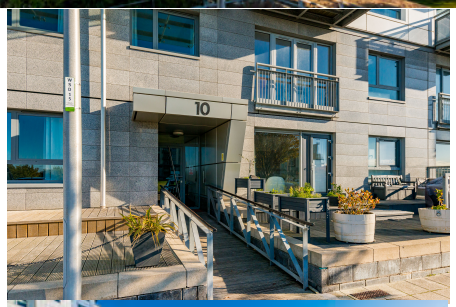
Allocated parking space, gas central heating and double-glazing.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online. Please note: this is a shoes-off property.

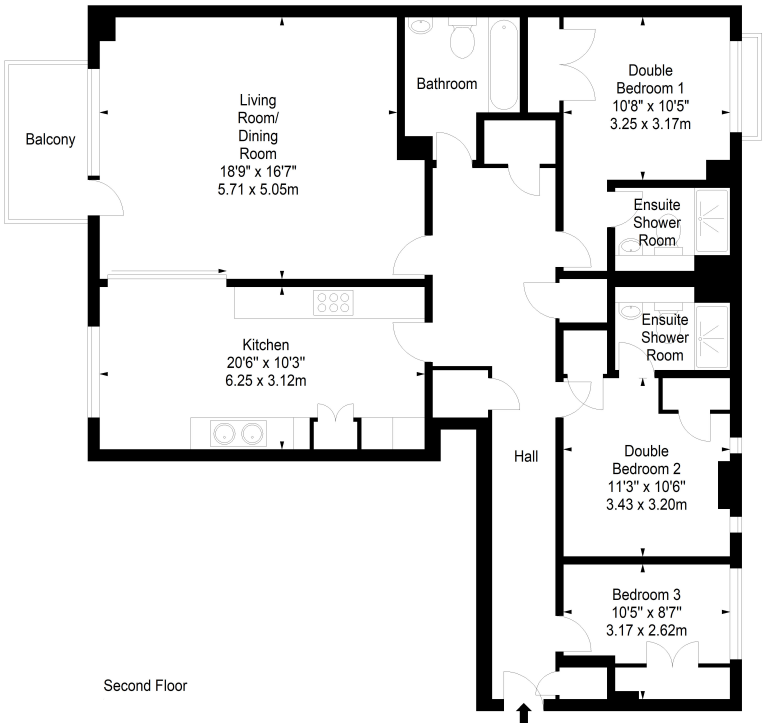
Notes

White goods, fitted floor coverings, light fittings and window coverings are included. No warranty will be provided in respect of white goods, nor are smoke detection systems in the property warranted as being in compliance with current regulations.









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