Harbour Gateway
Newhaven, Edinburgh

An exciting new development of 2 bedroom apartments
Harbour Gateway and the surrounding area

Located at Edinburgh’s Western Harbour, in the popular area of Newhaven, Harbour Gateway offers a fabulous collection of 8, two bedroom apartments.

Here you’ll find a superb choice of restaurants, bars and cafes and the Ocean Terminal complex, home to big name shops, a cinema and The Royal Yacht Britannia. A 24-hour Asda lies a short distance from the development, and there are endless opportunities for shopping, the arts and socialising in nearby cosmopolitan Leith. In addition, regular public transport is available from Western Harbour Drive, Lindsay and Newhaven Roads, with connections to the city centre and surrounding area.

Each property has been exclusively designed for the location and benefits from a well-considered specification that includes contemporary fitted kitchens, chic white sanitaryware, chrome brassware and stylish fixtures throughout.

CUSTOMER NOTICE:

The plans, illustrations and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imagery viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to make adjustment to apartment types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.
Location

Harbour Gateway
Edinburgh
EH6 4UP

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- **Clapperton**
  2 bedroom apartment with en-suite and private garden

- **Mackintosh**
  2 bedroom apartment with en-suite

- Development by others

**CUSTOMER NOTICE**
The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please refer to the sales advisor for full development plans. Please ask the sales advisor for current details prior to reservation.
Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handling variances apply to this apartment type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

**Clapperton**

2 bedroom apartment with en-suite and private garden

**PLOTS 69, 70**

<table>
<thead>
<tr>
<th>Room</th>
<th>Width (mm/ft)</th>
<th>Height (mm/ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>KITCHEN/DINING ROOM</td>
<td>3363/11'0''</td>
<td>3225/10'7''</td>
</tr>
<tr>
<td>LIVING ROOM</td>
<td>3710/12'2''</td>
<td>4925/16'2''</td>
</tr>
<tr>
<td>BEDROOM 1</td>
<td>3410/11'2''</td>
<td>3527/11'7''</td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>3058/10'0''</td>
<td>3527/11'7''</td>
</tr>
<tr>
<td>TOTAL FLOOR AREA</td>
<td>72.5sqm</td>
<td>780.4sqft</td>
</tr>
</tbody>
</table>

**Floor Plan**

- **KITCHEN/DINING**
- **BATHROOM**
- **LIVING ROOM**
- **BEDROOM 1**
- **BEDROOM 2**
- **STORE**
- **HALL**
- **EN-SUITE**
- **W**
Mackintosh

2 bedroom apartment with en-suite

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PLOTS 71, 72, 73, 74, 75, 76

<table>
<thead>
<tr>
<th>Space</th>
<th>Dimensions</th>
<th>Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>KITCHEN/DINING/LIVING ROOM</td>
<td>8381mm x 3527mm</td>
<td>27' 6&quot; x 11' 7&quot;</td>
</tr>
<tr>
<td>BEDROOM 1</td>
<td>3362mm x 3225mm</td>
<td>11' 0&quot; x 10' 7&quot;</td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>2951mm x 3525mm</td>
<td>9' 8&quot; x 11' 6&quot;</td>
</tr>
<tr>
<td>TOTAL FLOOR AREA</td>
<td>72.5 sqm</td>
<td>780.4 sqft</td>
</tr>
</tbody>
</table>

Please consult the sales advisor for current details prior to reservation.
Harbour Gateway
Specification

Please ask the sales advisor for plot specific information.

**KITCHEN**
Electric stainless steel single oven
4 burner gas hob with stainless steel splashback
Stainless steel chimney style extractor hood
Integrated fridge freezer
Stainless steel sink and drainer
Contemporary kitchen units and worktops as per drawings

**BATHROOM/EN-SUITE**
Stylish white sanitaryware
Chrome heated towel rail
Thermostatic shower in en-suite
Electric shower over bath with screen
Chrome mixer taps

**TILING**
Full height tiling to shower enclosure
Full height tiling to bath
Splash back to wash hand basin

**DOORS**
Solid core flush veneered doors in Oak
Chrome ironmongery

**WARDROBES**
Built-in wardrobes with hinged pass doors as per drawings

**LIGHTING**
Batten holder light fittings to en-suite and bathroom
Pendant light fittings elsewhere

**ELECTRICAL**
BT Fibre to premises
Cabled for Virgin
Communal terrestrial TV aerial
Digital TV/telecom points to lounge and master bedroom
Ample sockets throughout

**HEATING AND PLUMBING**
Gas central heating
Combi boiler

**WINDOWS**
UPVC double glazed windows – grey externally and white internally

**DECORATION**
Egyptian Cotton emulsion throughout
White gloss finish to woodwork

Please note: This is information is correct at time of going to print in January 2019. Whilst every effort has been made to ensure the accuracy of these details, Cruden Homes operates a policy of continuous product development and therefore individual features and specifications may vary at the company’s discretion. Consequently the contents do not form, or constitute a representation warranty, or part of any contract. Please ask the sales advisor for latest plot specific information.