



16/3 Water Street,  
Edinburgh  
EH6 6SU



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1st Floor Flat



## accommodation

- Entrance hall
- Sitting room / dining room
- Breakfasting kitchen
- Three bedrooms
- Bathroom
- Allocated parking space

## features

- Electric heating
- Double glazing
- Security entry phone system
- Excellent location
- Good storage throughout
- Ideal first time buyer opportunity

## description

Excellent opportunity to purchase a 25% share of a spacious three bedroom, first floor flat in a modern development with residents parking. The accommodation comprises entrance hall with three storage cupboards, sitting room/dining room quietly located to the rear of the building, fitted kitchen / breakfast room, master bedroom with fitted wardrobes, two further bedrooms with storage and bathroom with electric shower over the bath. The remaining 75% of the property is owned by Harbour Homes and an application to them should be made, prior to submitting an offer for the property. A monthly occupancy charge (£327.40) is payable in addition to any mortgage payment and factor fee. There is a scheduled 5% increase on the Occupancy Payment from 1 April 2024.

In additional to the occupancy payment, James Gibb are the factors and manage the development and an additional payment of approx £200 per quarter covers buildings insurance etc.



EPC:  
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Home Report  
Value: £250,000

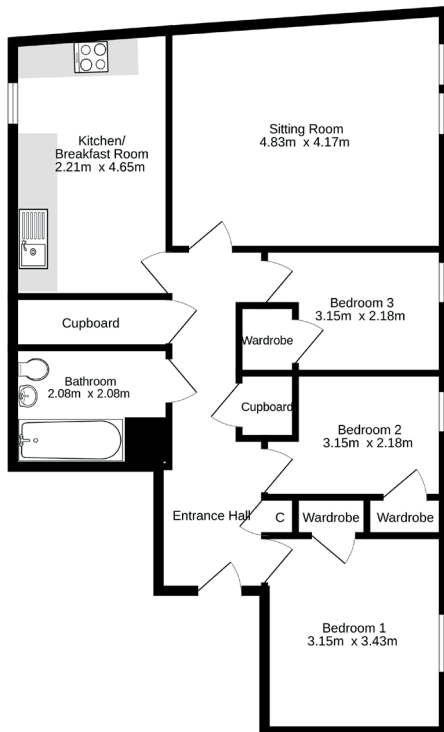
Items to be included: Fitted carpets and floor coverings and ceiling light fittings.

Please contact Harbour Homes to ensure you meet the eligibility criteria and complete an Application - this must be submitted and approved prior to an offer being accepted. Harbour Homes have their own criteria to be met which include; first time buyers who would otherwise be unable to afford outright purchase of a property; those living in private rented housing; those living with family, friends or relatives; those otherwise lacking security of tenure in their current home; members of the armed forces or veterans who have left the forces; widows, widowers and other partners of service personnel killed in action.

Applicants should have sufficient income to allow them to pay an occupancy charge without the need to apply for housing benefit, should have a regular income and should be on gross household incomes not normally higher than £39,000 per year (this is reviewed annually). Applicants who don't have a regular income, but have access to other funds, will be considered.



First Floor  
76.5 sq.m. approx.



TOTAL FLOOR AREA: 76.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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CHARTERED FIRM

cameron stephen & co.

14 constitution street,

edinburgh eh6 7bt

tel: 0131 555 1234

property@cameronstephen.co.uk

www.cameronstephen.co.uk