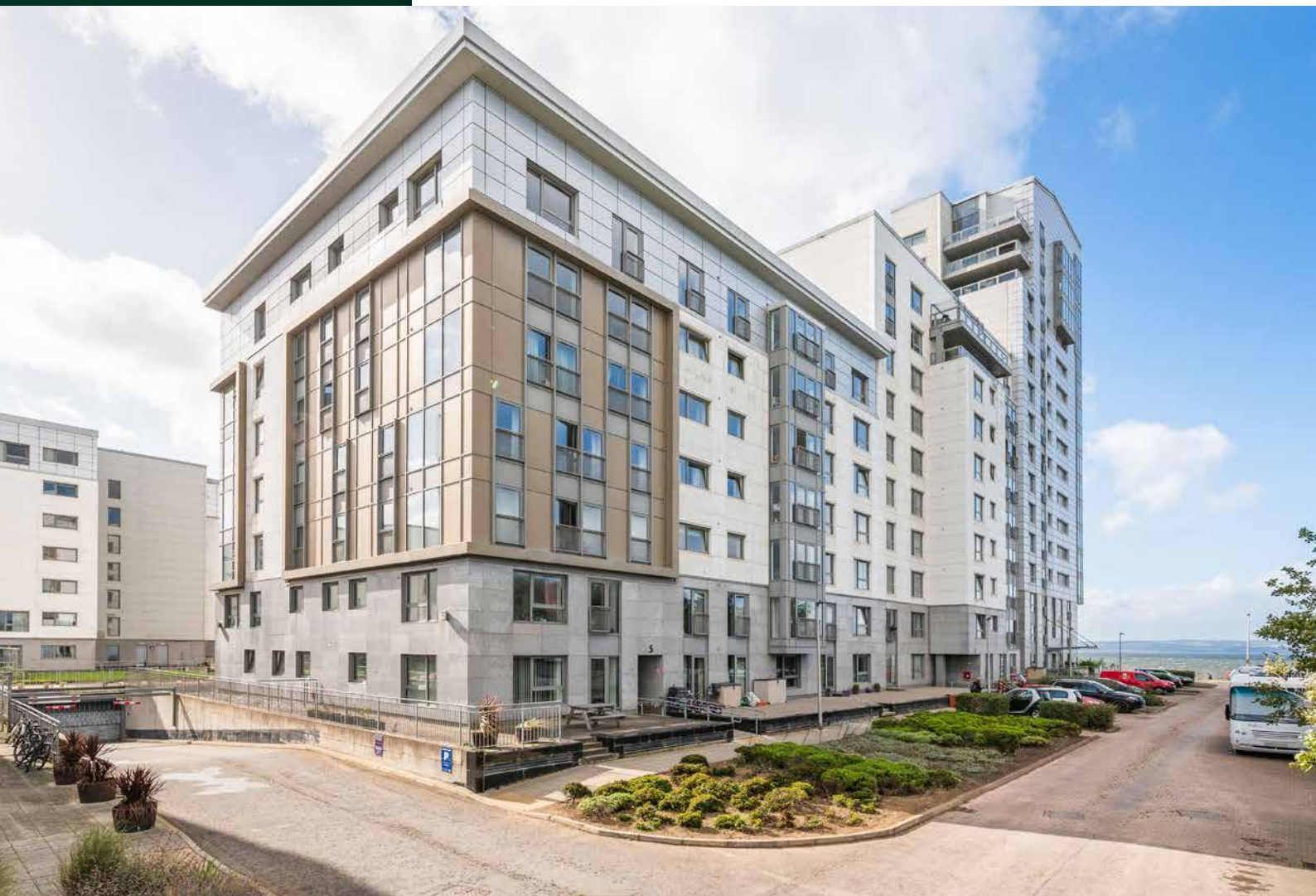


Flat 12, 5 Western Harbour View

NEWHAVEN, EDINBURGH, EH6 6PF



Exceptionally spacious and bright two-bedroom waterfront apartment with secure underground parking, lift access and en-suite principal bedroom in sought-after Newhaven.



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Situated within the highly desirable Western Harbour waterfront development, this exceptional second-floor apartment offers over 93 sq m of bright, flexible and beautifully proportioned accommodation.

Featuring two generous double bedrooms, two bathrooms, secure underground parking and lift access, the property combines modern convenience with an enviable coastal setting just moments from the vibrant amenities of Leith and Newhaven. The nearby tram network provides swift connections to Edinburgh city centre and Edinburgh Airport, making this an ideal home for professionals, downsizers, investors and those seeking a waterfront lifestyle.

THE LIVING ROOM



The impressive open-plan living, dining and kitchen area forms the heart of the home, providing an exceptional space for both everyday living and entertaining. Generous proportions, large windows and excellent natural light create an inviting atmosphere throughout, while the thoughtfully designed layout offers ample space for relaxing, dining and home working.

THE KITCHEN



Forming part of the impressive open-plan living space, the contemporary kitchen combines practicality and style with a comprehensive range of fitted cabinetry, a modern ceramic hob, convection oven and integrated appliances, including a fridge freezer and dishwasher. Natural light from the adjacent window enhances the space, creating an attractive and sociable setting ideally suited to modern lifestyles and entertaining.

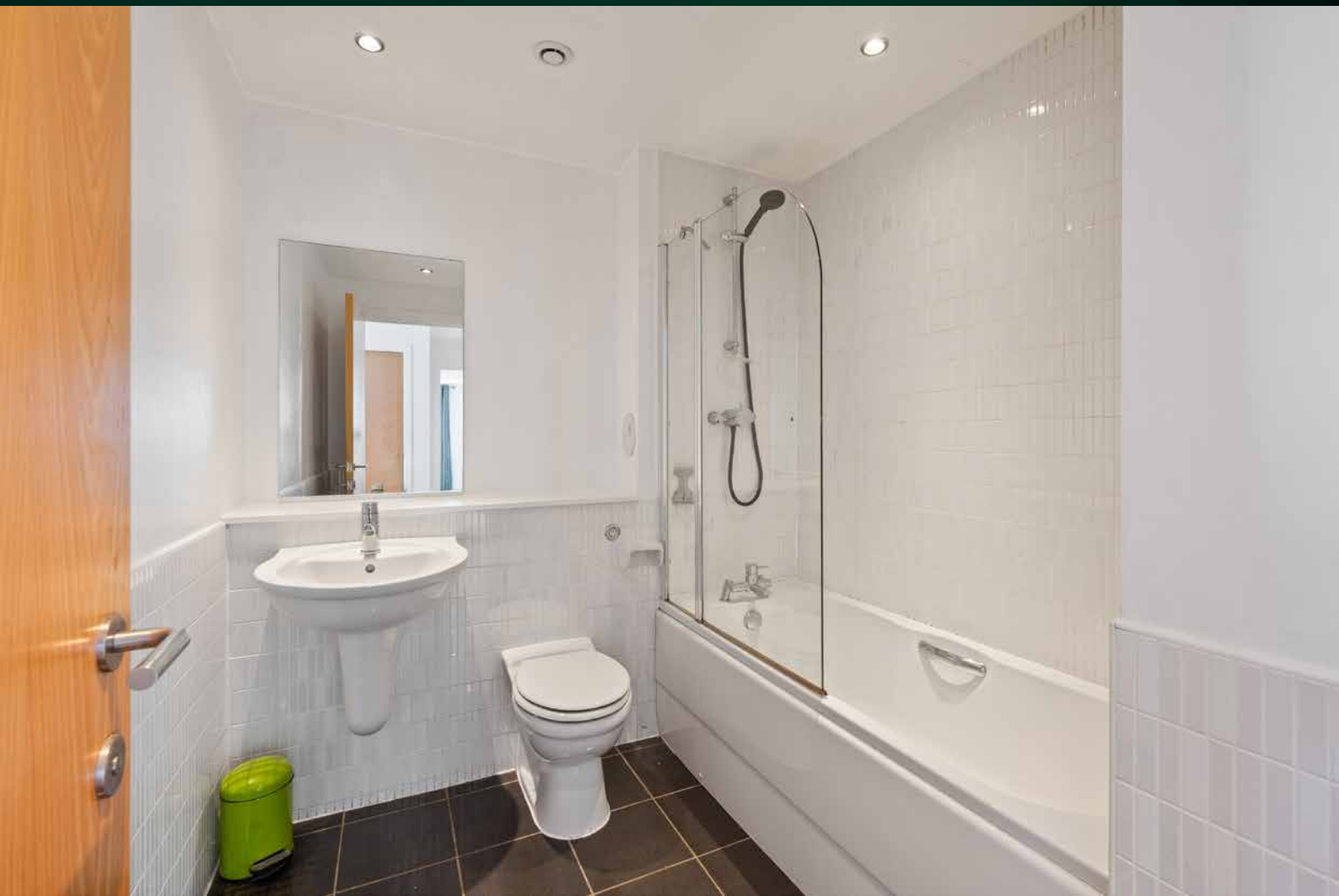




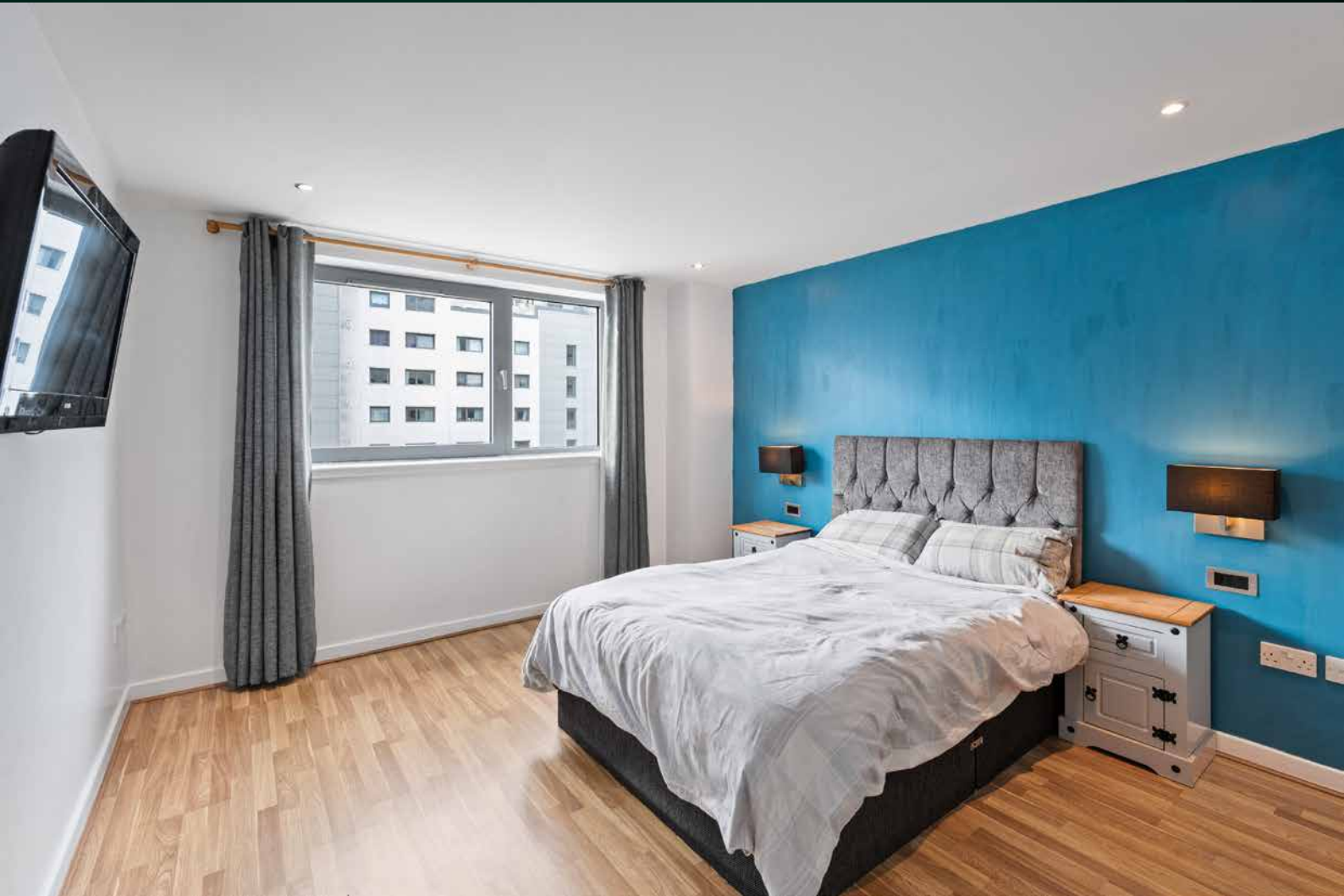
Both bedrooms are generously proportioned double rooms, offering bright and comfortable accommodation complemented by excellent built-in storage. The principal bedroom benefits from stylish wall-mounted bedside lighting, creating a relaxing ambience, together with the added convenience of a private en-suite shower room. The second bedroom is equally versatile and ideally suited to guest accommodation, home working or family living.

The contemporary family bathroom is finished in neutral tones and fitted with a modern white three-piece suite, complemented by quality tiling, a glazed shower screen and ceiling spotlights. Together with the en-suite shower room, the property benefits from the highly desirable advantage of two bathroom facilities, enhancing both practicality and everyday living.

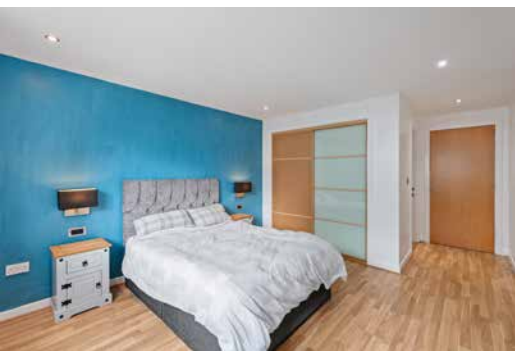
THE BATHROOM



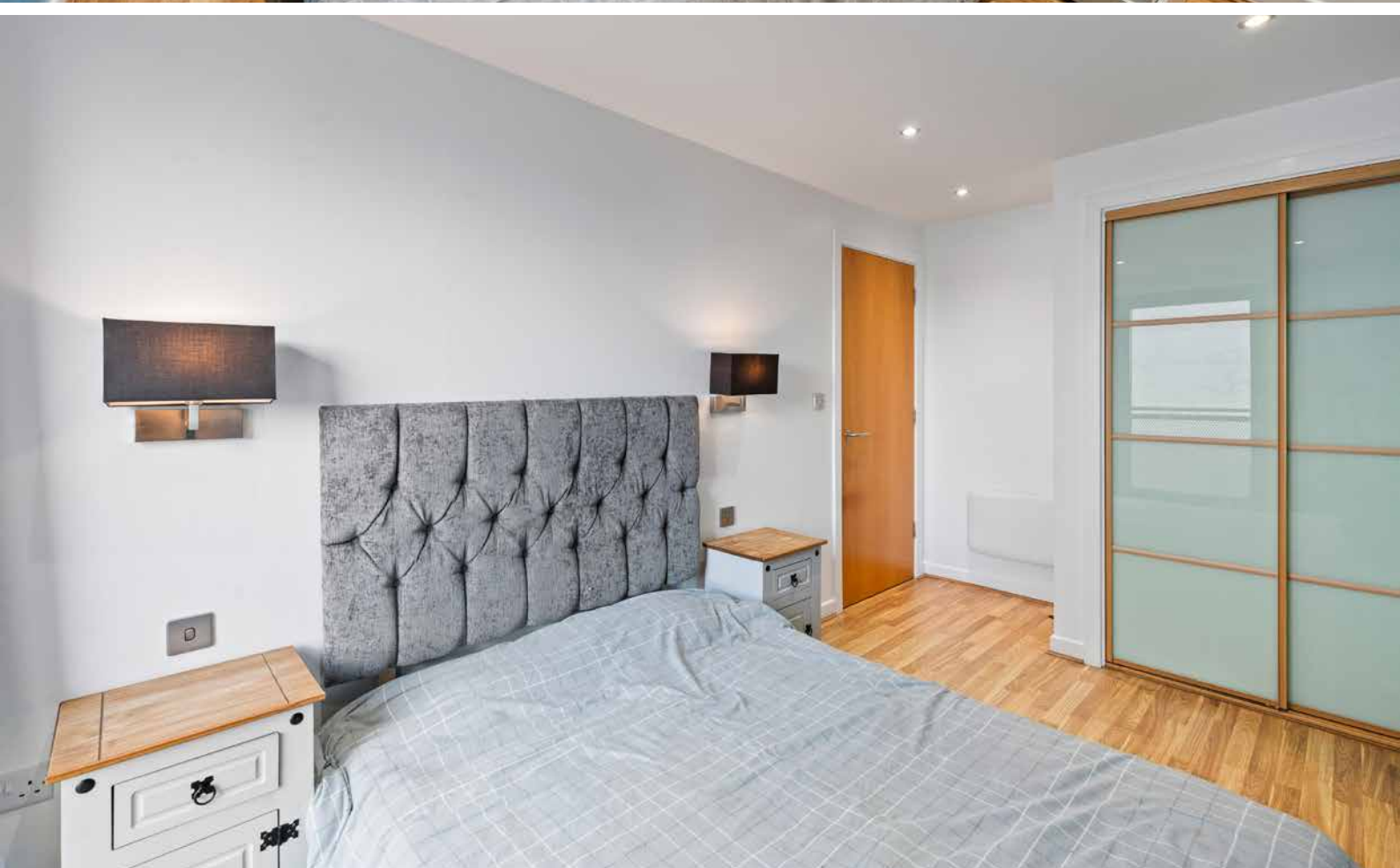
BEDROOM 1



a relaxing ambience, together with the added convenience of a private en-suite shower room



BEDROOM 2



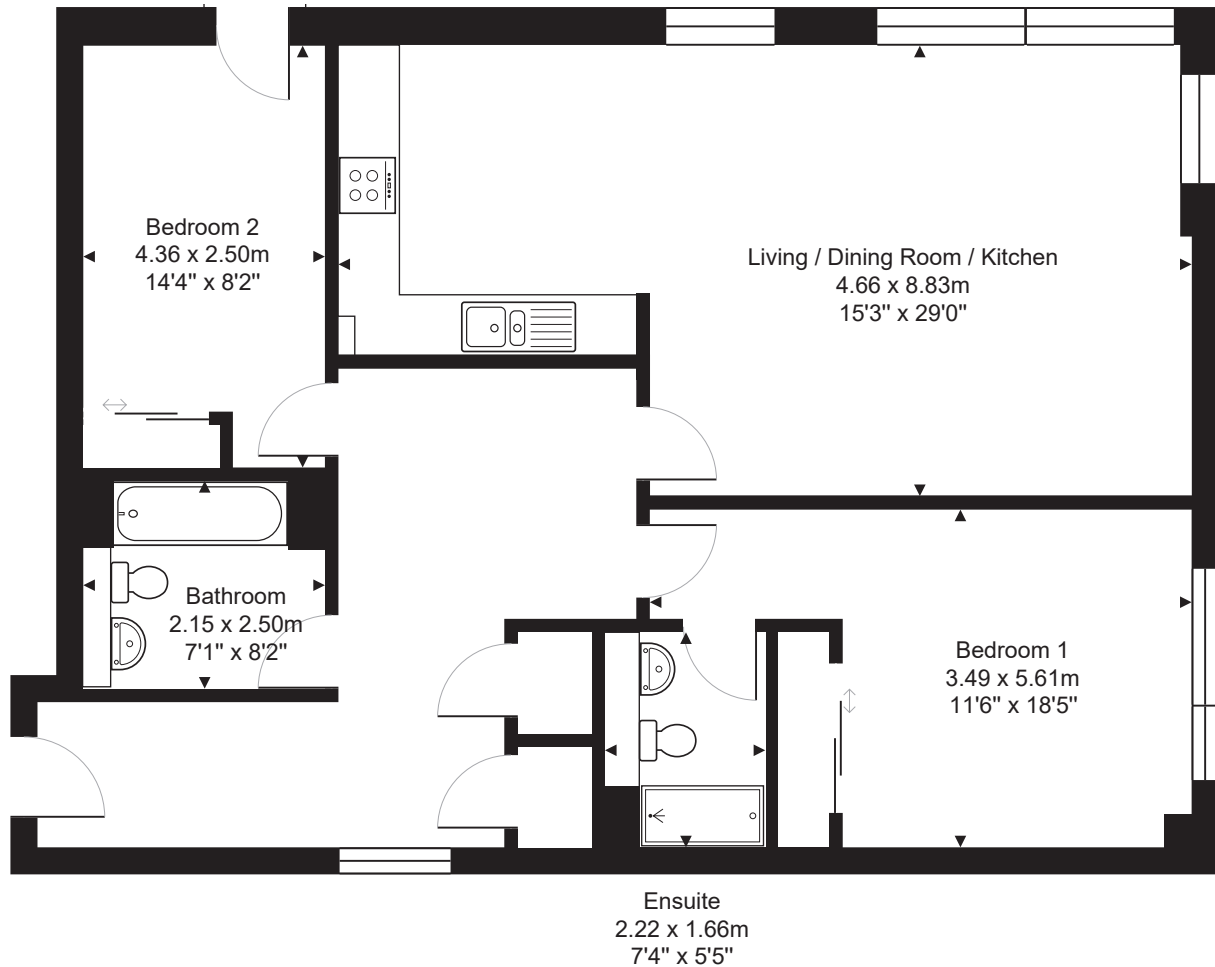
Externally, residents enjoy access to attractive communal gardens, laid mainly to lawn and enhanced by mature planting and paved areas, providing a pleasant outdoor environment within the development. The property further benefits from an allocated space within the secure underground parking facility, while the nearby waterfront offers scenic coastal walks along the Firth of Forth and easy access to the historic harbour of Newhaven.

Combining a spacious and light-filled open-plan living area, two generous double bedrooms, excellent storage, en-suite facilities, lift access and secure underground parking, Flat 12 presents a superb opportunity for professionals, couples, downsizers and investors alike. Situated within the sought-after Western Harbour development, the property enjoys a prime waterfront setting with excellent transport links and convenient access to the extensive amenities of Newhaven, Leith and Edinburgh city centre.

EXTERNALS

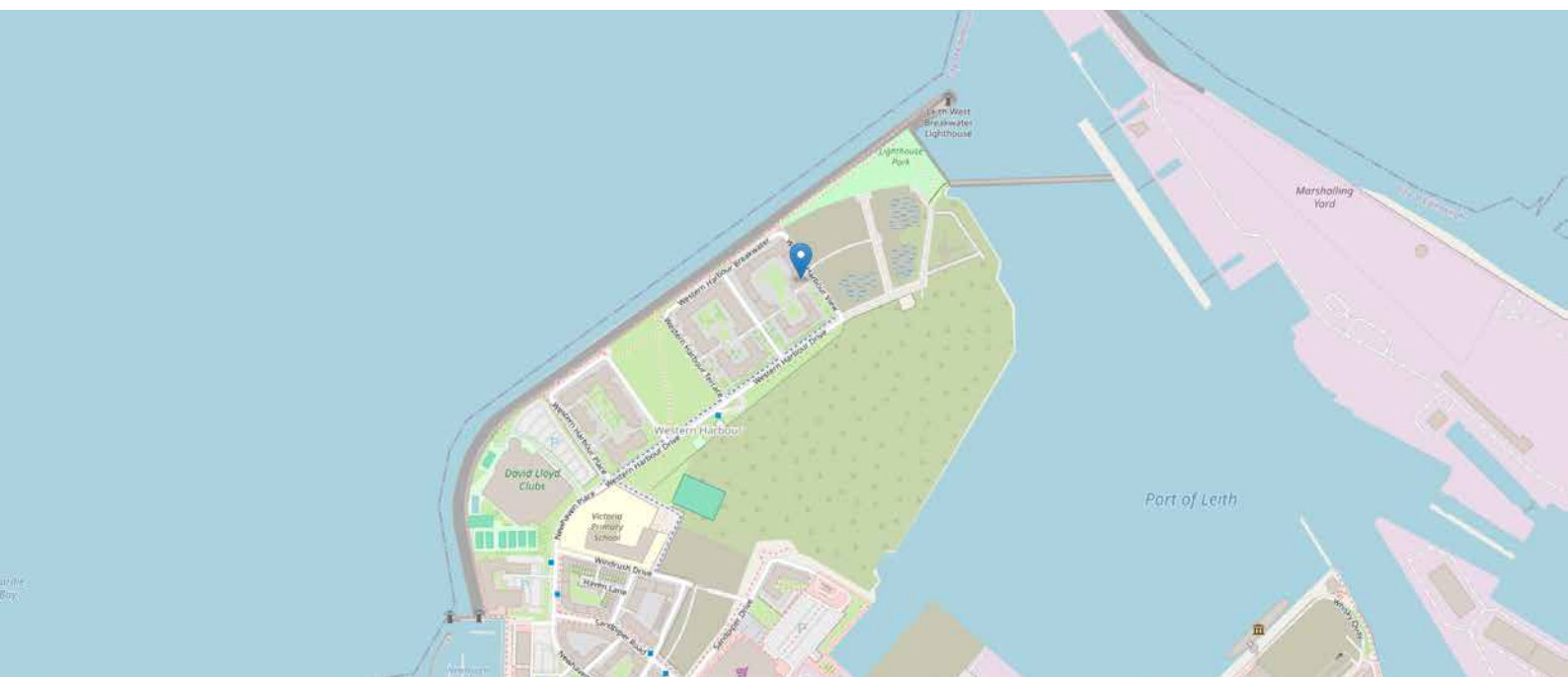


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: C



THE LOCATION

Part of Edinburgh's thriving waterfront regeneration, Newhaven offers an enviable blend of coastal living and urban convenience. The picturesque harbour, waterfront promenades, renowned restaurants and independent cafés are all within easy reach, while nearby tram and bus services provide fast and efficient connections throughout the capital and to Edinburgh Airport. The area continues to attract professionals, downsizers and investors seeking a high-quality lifestyle within one of Edinburgh's most sought-after residential locations.





The property enjoys an enviable position within Edinburgh's vibrant waterfront district, with the extensive amenities of Leith Waterfront just moments away. Residents can enjoy an excellent selection of cafés, bars, galleries and acclaimed restaurants, while everyday conveniences including supermarkets, independent retailers and the popular Ocean Terminal development are all close at hand.

A wealth of outdoor and recreational opportunities can also be found nearby. The historic harbour of Newhaven, the Royal Botanic Garden Edinburgh, local parks and scenic coastal walkways along the Firth of Forth provide superb opportunities for leisure and relaxation. Further afield, both Portobello Beach and Cramond Beach are easily accessible.

Excellent public transport connections, including nearby tram and bus services, provide convenient access to Edinburgh City Centre, Edinburgh Airport and the wider city, making this an ideal location for commuters and those seeking the perfect balance of urban convenience and waterfront living.



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