



3/20 WESTERN HARBOUR DRIVE

Newhaven, Edinburgh, EH6 6LR



1
Public Room



2
Bedroom



2
Bathroom

3/20 WESTERN HARBOUR DRIVE

Enjoying a superb position within a sought-after waterside development in Leith, this impressive fourth-floor apartment offers contemporary living in one of Edinburgh's most vibrant and increasingly desirable neighbourhoods. Ideally placed for the Shore, Ocean Terminal and a superb selection of cafés, restaurants and independent amenities, the property also benefits from excellent transport connections to Edinburgh city centre and beyond.

The well-presented accommodation is accessed via a welcoming entrance hallway with useful storage and comprises a bright open-plan living and dining room, enhanced by French doors leading onto a private south-facing balcony enjoying an elevated outlook. A modern fitted kitchen and separate utility room provide excellent functionality. The principal bedroom features fitted wardrobe storage and an en-suite shower room, while a second generous double bedroom with wardrobe is complemented by a stylish family bathroom with overhead shower.







FEATURES

- Fourth-floor apartment in sought-after Leith
- Part of a sought-after waterside development
- Secure entry system and a lift service
- Entrance hallway with storage
- Bright open-plan living and dining room with balcony access
- Private south-facing balcony with an elevated outlook
- Modern fitted kitchen and separate utility room
- Principal bedroom with wardrobe and en-suite
- Versatile second double bedroom with wardrobe
- Modern bathroom with overhead shower
- Communal garden grounds
- Allocated residents' parking
- Double glazing





**CLICK
HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY





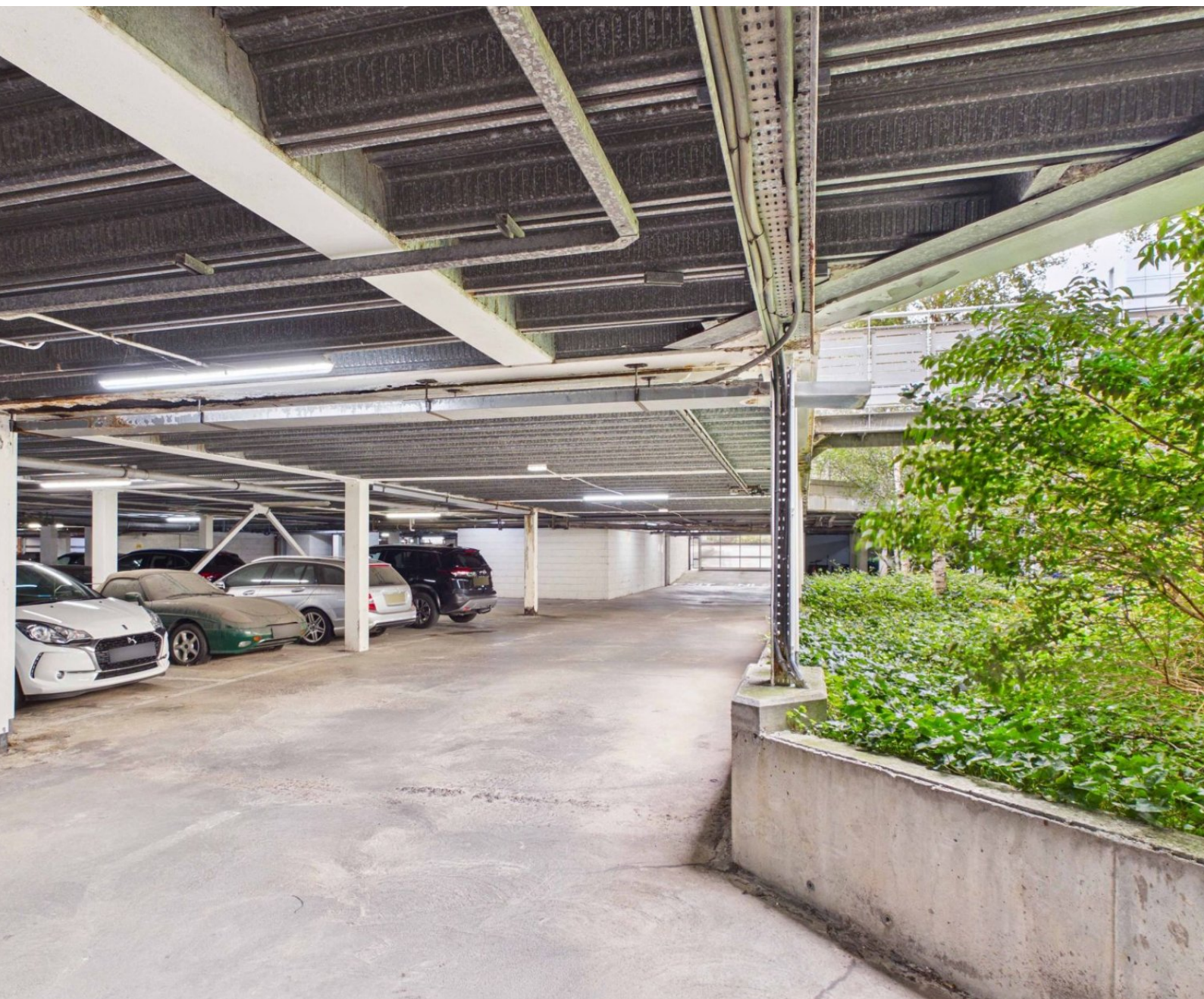


Further benefits include a secure entry system and lift service, providing both peace of mind and effortless access to all floors. The development is complemented by well-maintained communal garden grounds, offering attractive outdoor space for residents to enjoy, while an allocated residents' parking space adds further convenience. Together with the apartment's enviable waterside setting, these thoughtful features create an exceptional blend of security, ease and contemporary city living.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.



“Floor-to-ceiling glazing draws in excellent natural light and opens onto a generous south-facing private balcony.”







NEWHAVEN, EDINBURGH

Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven - featured in The Sunday Times Best Places to Live Guide 2026. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multi-screen cinema, and a 24-hour gym.

Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach.

Schooling options within Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area benefits from excellent public transport links, including the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.

VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

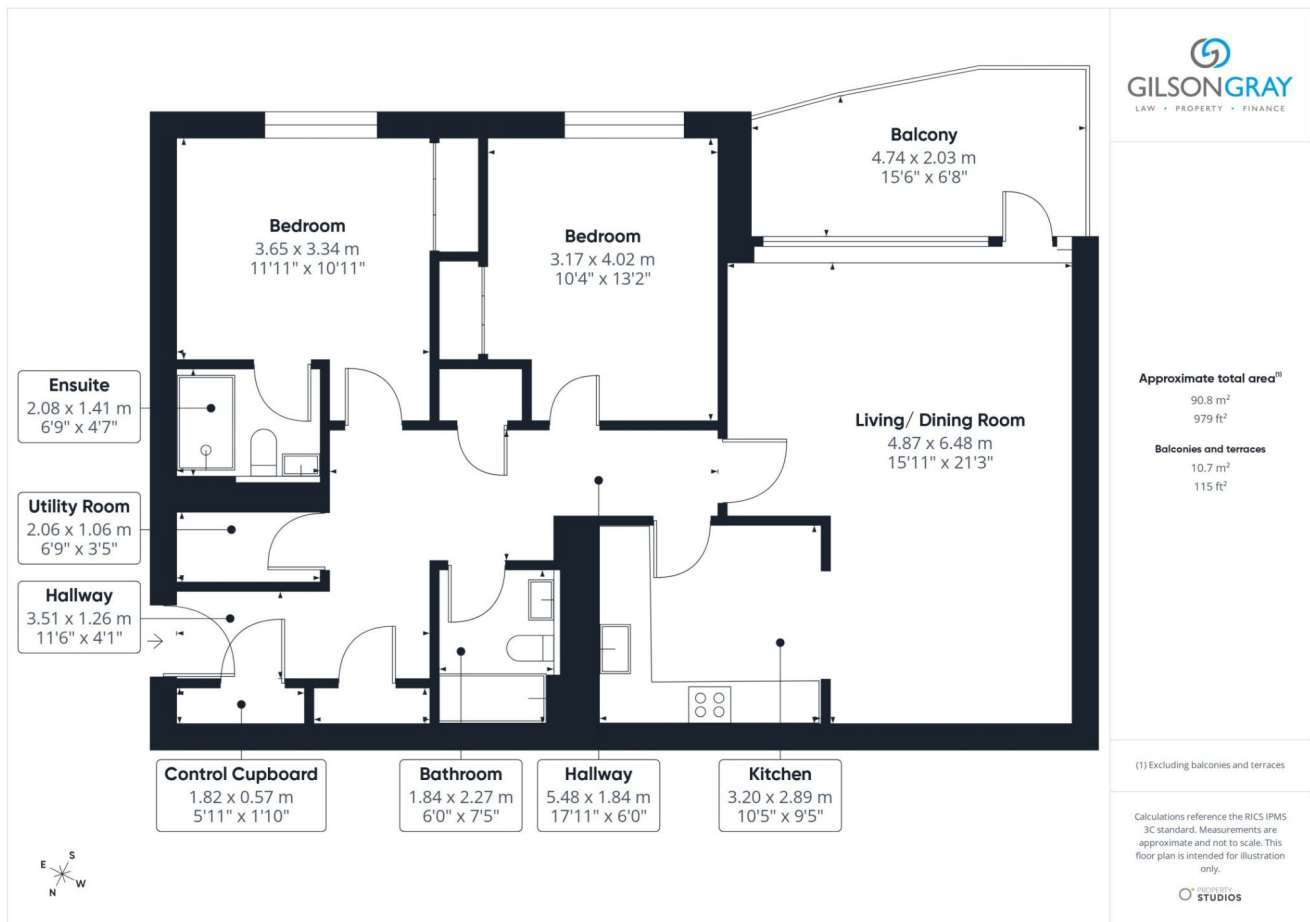
EPC
RATING

B

COUNCIL
TAX BAND

E

FLOORPLAN



@gilsongrayprop | gilson gray property | gilson gray property | @gilsongrayprop



rightmove | Zoopla.co.uk | PrimeLocation | Find the home you deserve | espac

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.