

# FLAT 17, 11 WESTERN HARBOUR BREAKWATER

Newhaven, Edinburgh, EH6 6PZ



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# CONTENTS

**08** **Welcome to Flat 17, 11 Western Harbour Breakwater**  
This exclusive duplex apartment is a stunning three-bedroom home

**11** **The entrance**  
Opens into a magnificent bright and airy hallway with staircase connecting the lower level

**12** **The reception room**  
One of the most impressive views over the Firth of Forth

**17** **Modern kitchen**  
The kitchen is cleverly zoned to retain its own sense of space within the open-plan layout

**20** **The bedrooms**  
The three bedrooms all have uninterrupted sea views

**27** **The bathrooms**  
A stylish family bathroom, en-suite, and WC

**28** **Gardens & parking**  
Impressive communal garden and secure allocated basement parking

**32** **Newhaven**  
Two miles northeast of Edinburgh city centre



## PROPERTY NAME

Flat 17, 11 Western Harbour Breakwater

## LOCATION

Edinburgh, EH6 6PZ

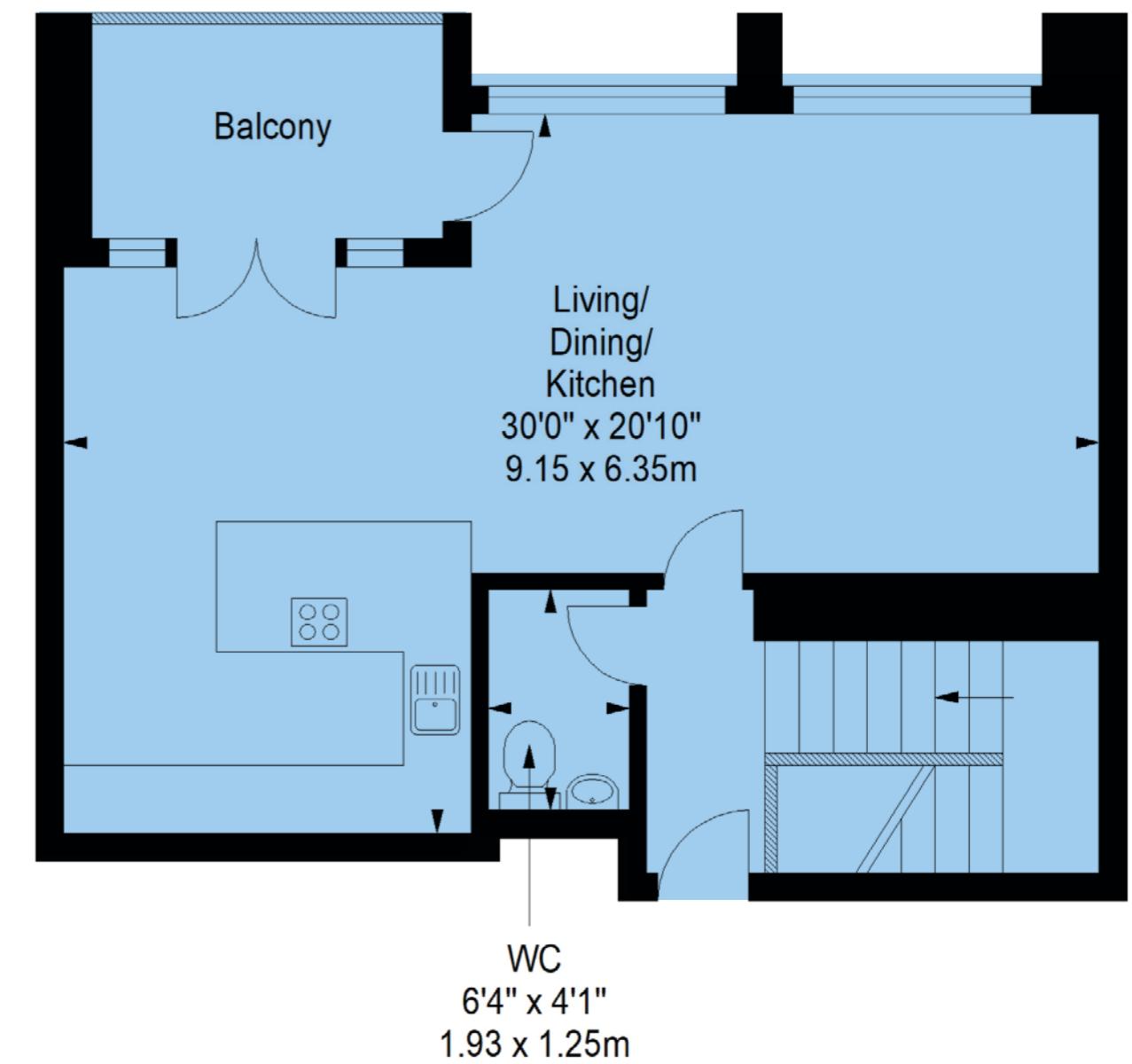
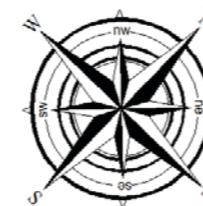
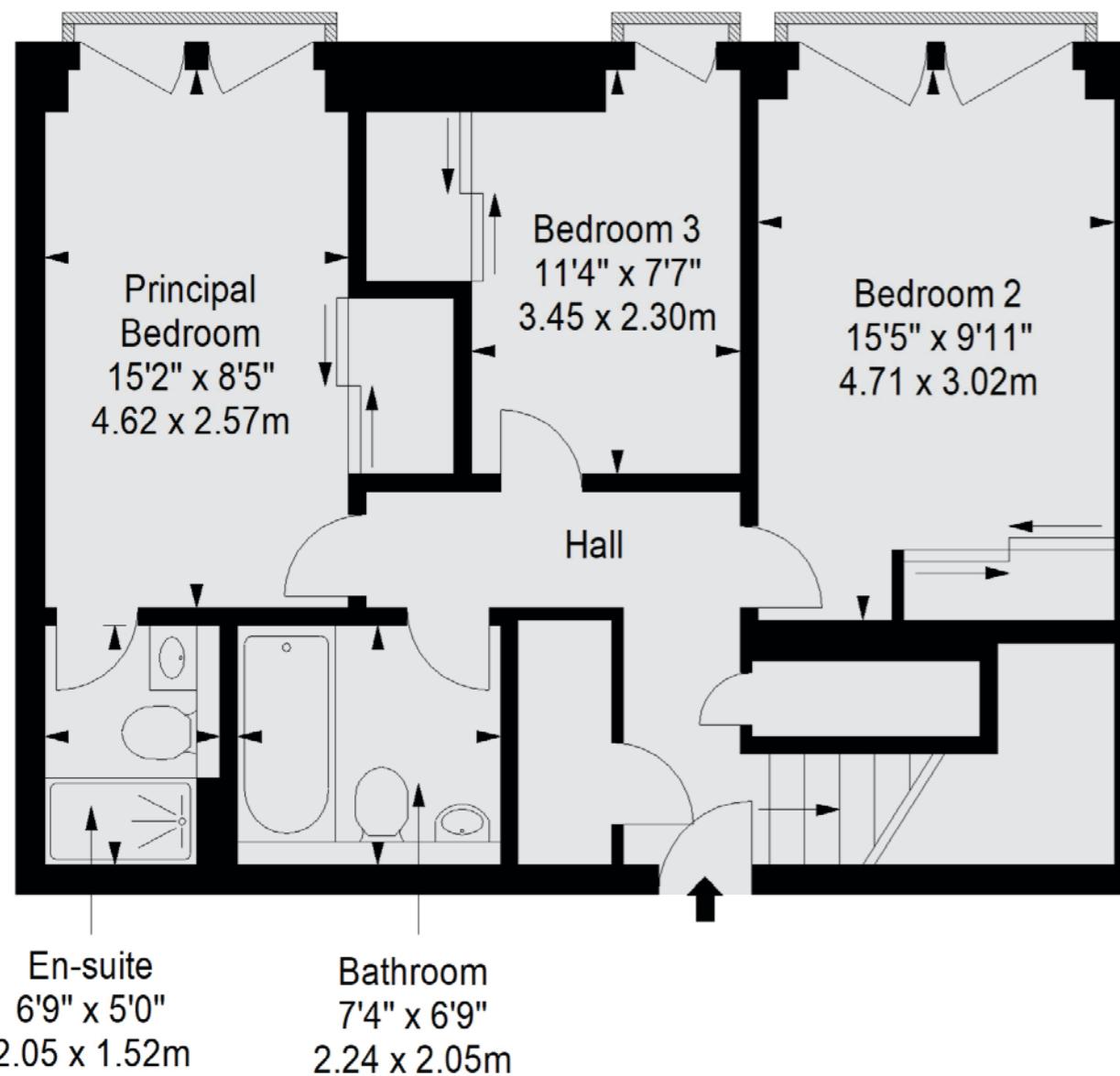
## APPROXIMATE TOTAL AREA:

116.4 sq. metres (1253 sq. feet)

FIFTH-FLOOR

SIXTH-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.





# WELCOME TO Flat 17, 11 Western Harbour Breakwater

Discover a rarely available, modern three-bedroom duplex penthouse apartment set on the fifth and sixth floors of a highly sought-after waterside development in Newhaven, which is positioned directly by the Firth of Forth offering spectacular waterfront views.

## GENERAL FEATURES

A modern fifth/sixth-floor duplex apartment  
Part of a sought-after waterside development  
Outstanding location in popular Newhaven  
Incredible views over the Firth of Forth  
Neutral décor, quality hardwood flooring, and plush carpets  
EPC Rating - D | Council Tax band - G

## ACCOMMODATION FEATURES

Video-phone entry system and a lift service  
Entrance hall with two built-in cupboards  
Open-plan kitchen/living/dining room with:  
A private, sheltered balcony  
Fashionable kitchen with granite worktops  
Two double bedrooms with built-in wardrobes  
Flexible third bedroom/office with built-in wardrobe  
High-specification three-piece en-suite shower room  
Matching family bathroom with overhead shower  
Separate WC conveniently located by the living area  
Marble floors and tiles to the WC, en-suite, and bathroom

## EXTERIOR FEATURES

Impressive communal garden that is well kept  
Allocated space in a secure, underground carpark

# PART OF A SOUGHT-AFTER WATERSIDE DEVELOPMENT

This exclusive, rarely available, duplex apartment is a stunning three-bedroom home which is beautifully presented with a very high standard of decoration throughout. The property is finished to an exceptional level, offering luxurious accommodation which includes a spacious open-plan living area, a high-spec modern kitchen, a private integrated balcony, and an elegant family bathroom, master en-suite and WC.

One of the main highlights of this home is the unparalleled views over the Firth of Forth, enjoyed from the majority of the rooms. The property has the added

benefit of a secure underground allocated parking space and access to a well maintained communal garden.

Set within a factored development occupying a prime waterfront setting in Newhaven, the property affords convenient access to a host of excellent local amenities, shops, restaurants, schools, and is well-connected by bus and tram links to the city centre only 20 minutes away. It is a wonderful location.





# WELCOME to a stunning duplex apartment

Accessed via a secure video-phone entry system and a convenient lift service, the apartment's sixth floor entrance opens to a spacious hallway with elegant staircase connecting the lower level. The discreet white décor and tasteful hardwood flooring signal the high standards of the accommodation beyond.

One of the most impressive views over the  
**FIRTH OF FORTH**





The hall's attractive aesthetic continues into the open-plan living and dining-kitchen space, creating a bright and airy ambience that complements the nautical outlook. The room's dual-aspect glazing immediately catches the eye, framing one of the most impressive views over the Firth of Forth which stretches all the way to Fife and the Forth Bridges. This reception room is

also generously proportioned, ensuring plenty of floorspace for comfortable lounge furniture and a dedicated dining area. In addition, double-doors open to a private balcony, providing a sheltered space from which to relax whilst enjoying the far-reaching vistas of the Firth of Forth, spectacular sunsets, and the gentle lapping of the waves along the shoreline.



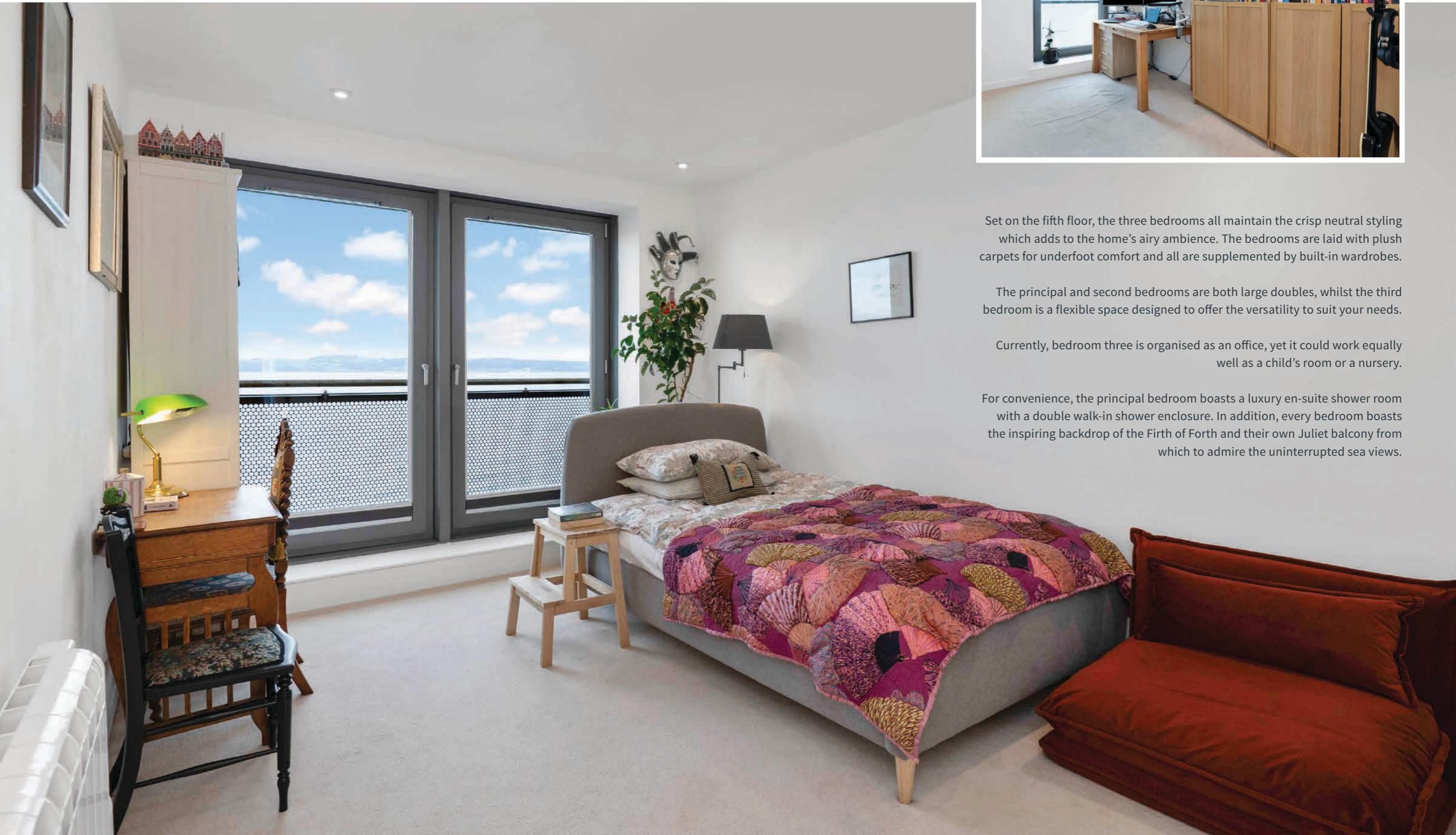
# A MODERN KITCHEN

**with granite worktops**

The kitchen is cleverly zoned to retain its own sense of space within the open-plan layout. It has a fashionable combination of wood-toned cabinets and deluxe granite worksurfaces, providing ample storage and workspace. It is a beautiful aesthetic that complements the space and its neutral palette. A selection of integrated and freestanding appliances are also included as part of the sale.



# THE BEDROOMS



Space, storage, and uninterrupted sea views



Set on the fifth floor, the three bedrooms all maintain the crisp neutral styling which adds to the home's airy ambience. The bedrooms are laid with plush carpets for underfoot comfort and all are supplemented by built-in wardrobes.

The principal and second bedrooms are both large doubles, whilst the third bedroom is a flexible space designed to offer the versatility to suit your needs.

Currently, bedroom three is organised as an office, yet it could work equally well as a child's room or a nursery.

For convenience, the principal bedroom boasts a luxury en-suite shower room with a double walk-in shower enclosure. In addition, every bedroom boasts the inspiring backdrop of the Firth of Forth and their own Juliet balcony from which to admire the uninterrupted sea views.



**"...the principal bedroom boasts a luxury en-suite shower room with a double walk-in shower enclosure."**

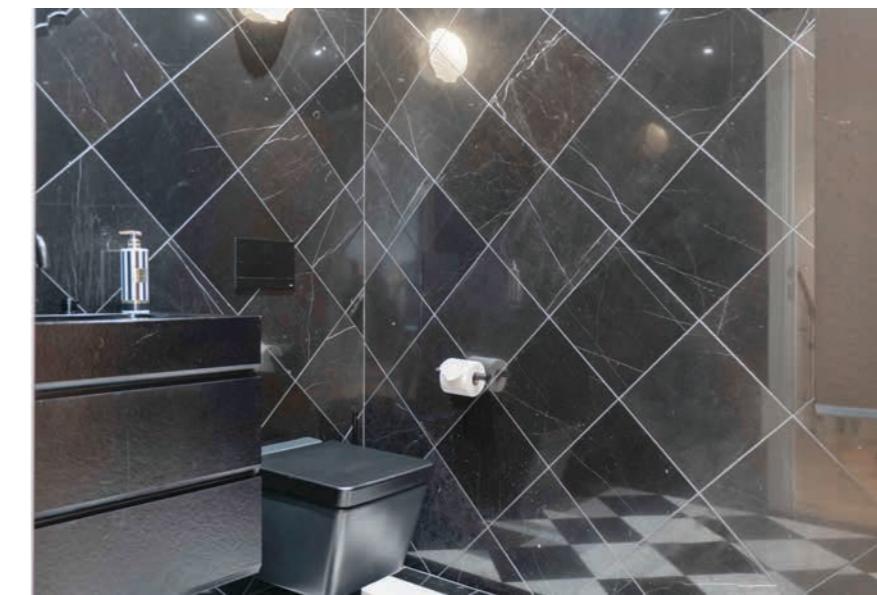






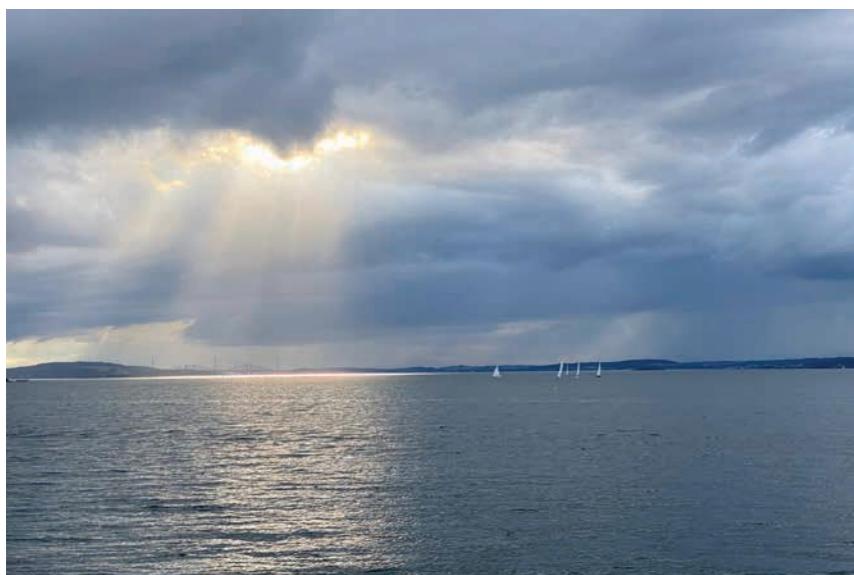
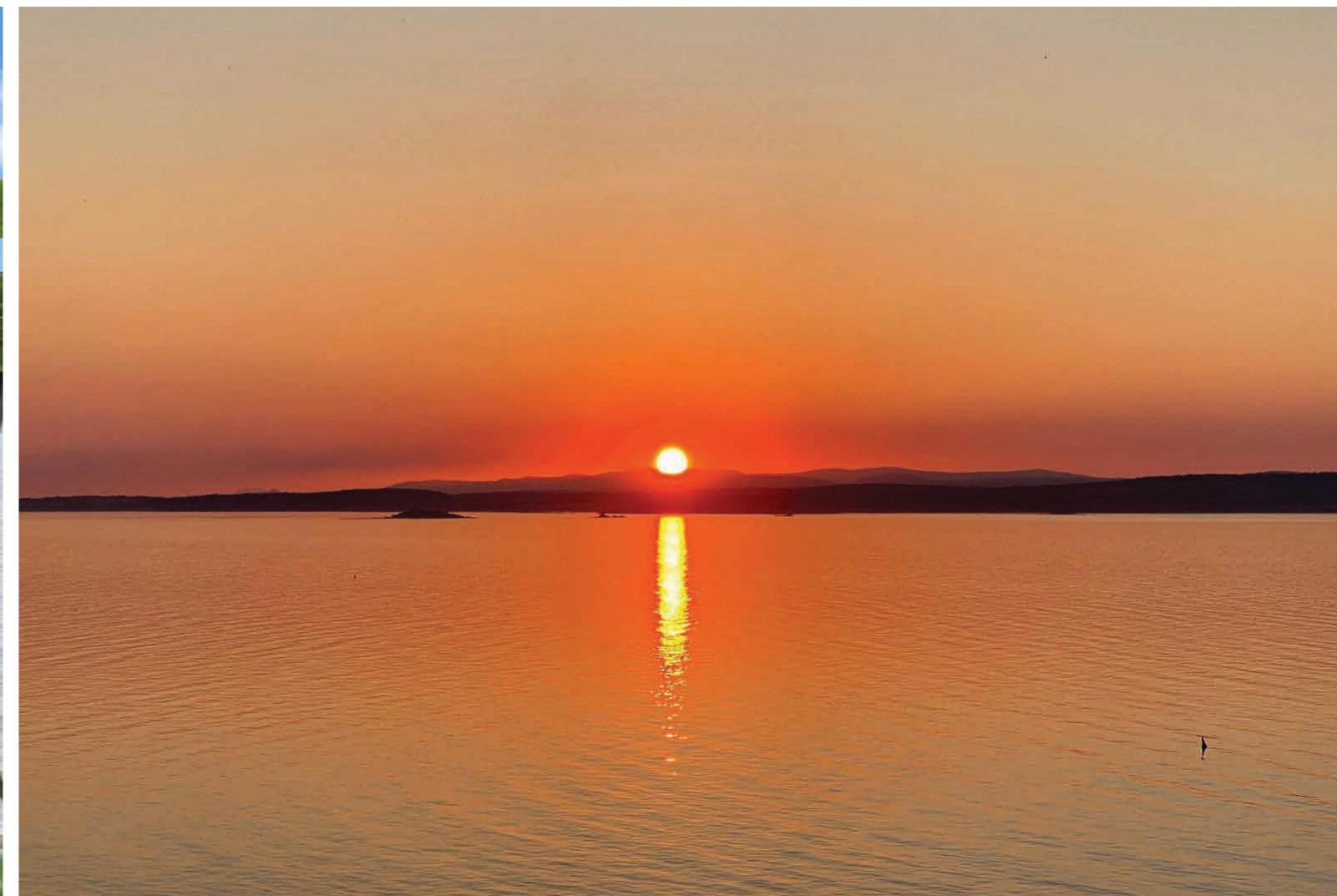
# BATHROOMS

## A stylish family bathroom, en-suite, and WC



The luxury three-piece family bathroom on the fifth floor matches the immaculate style and refinement of the en-suite, ensuring design continuity. It features honed marble tiling and high-end designer fixtures and fittings, comprising a hidden-cistern toilet, a floating storage-set washbasin, an illuminated mirror, and a bath with an overhead shower. On the sixth floor by the living area, there is also a stylish Art Deco inspired WC for convenience. All three are of a very high specification with solid marble floors and wall tiles and thermostatically controlled under-floor heating throughout.

# IMPRESSIVE COMMUNAL GARDEN



## and allocated parking

Externally, residents enjoy shared use of a well-maintained communal garden that features mature plants and lawns and decked areas with seating. It offers lots of space for enjoying the summer months and is a wonderful addition to the property. Furthermore, the apartment also has an allocated parking space in a secure, underground carpark.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (ceramic hob, extractor hood, double oven, microwave, and dishwasher), American-style fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by The Element Factors Ltd for the monthly cost of £185. This fee includes the maintenance and upkeep of communal areas and the garden, lift maintenance, and block buildings insurance.



# NEWHAVEN



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.

**The desirable  
district of  
Newhaven.  
situated on the  
Firth of Forth**



Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven.

Situated on the Firth of Forth, this thriving historic district was once a bustling 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 supermarket, waterfront restaurants, and Ocean Terminal which is home to the Royal Yacht Britannia, high-street brands, independent stores, a multi-screen cinema and a 24-hour gym.

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.

Meanwhile, those of a less vigorous disposition will enjoy the serenity of Newhaven's Waterfront or perhaps sample the café culture of the nearby Shore area with its harbour setting, Michelin Star restaurants and vibrant bars.



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