



**3/24 Western Harbour Way  
Newhaven, EH6 6LP**

**Deans**   
Solicitors & Estate Agents LLP



## 5<sup>TH</sup> FLOOR APARTMENT

- Sitting Room
- Kitchen
- Breakfast Room
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Under Floor Heating
- Communal Grounds & Allocated Parking Space
- EPC Rating- B





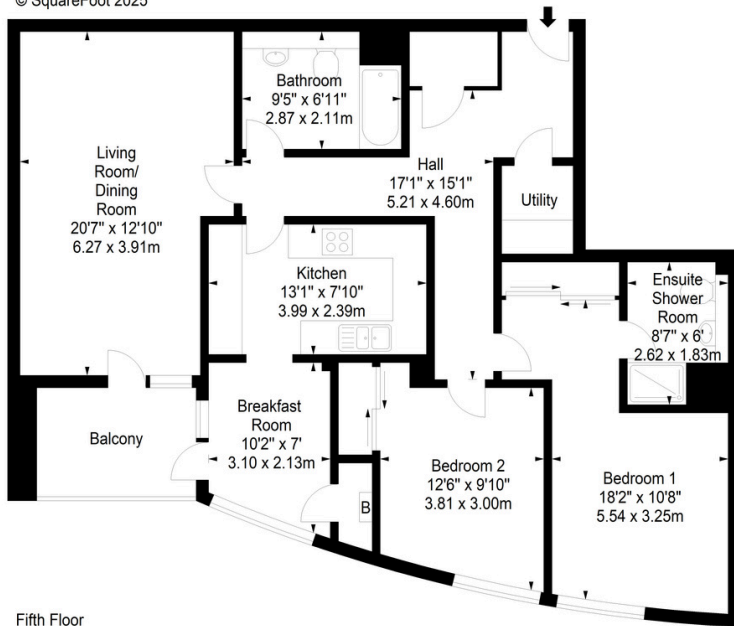
Boasting views over the Firth of Forth and forming part of Platinum Point development, this lovely, light and airy 5<sup>th</sup> floor apartment is situated within the highly desirable location of Newhaven. The property is close to a good variety of amenities including an Asda superstore and Ocean Terminal with High Street store, restaurants and cinema. The fashionable Shore area is close by with its many bars and restaurants with Newhaven Tram Stop easily accessible providing quick and easy access to the City Centre and Edinburgh Airport. In move-in condition, the accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone system with lift and stair access to all floors, welcoming hallway with utility cupboard, attractive sitting room with floor to ceiling windows and door formation to the private balcony, contemporary well laid out kitchen with archway to breakfast room, large master bedroom with built-in wardrobes and en-suite shower room, further double bedroom with built-in wardrobes and modern bathroom with shower. There are well maintained communal landscaped grounds with allocated parking space. Further benefits include gas central heating, double glazing and under floor heating. Included in the sale are the fitted carpets and floor coverings, oven, hob and hood. All included appliances are sold as seen with no warranty provided.



Western Harbour Way,  
Edinburgh,  
Midlothian, EH6 6LP



Approx. Gross Internal Area  
1098 Sq Ft - 102.00 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Fifth Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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