

11 WESTERN HARBOUR MIDWAY

NEWHAVEN, EDINBURGH, EH6 6LG

Set on the first floor of a desirable waterfront development with stunning open views, this spacious apartment offers neutral contemporary interiors, including open-plan living, three double bedrooms, an en-suite shower room, a bathroom, and ample storage. It is an outstanding family home, reached by a shared lift service, with secure allocated parking and access to landscaped communal gardens.



CULLERTON'S



— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Property Name

11 Western Harbour Midway

Location

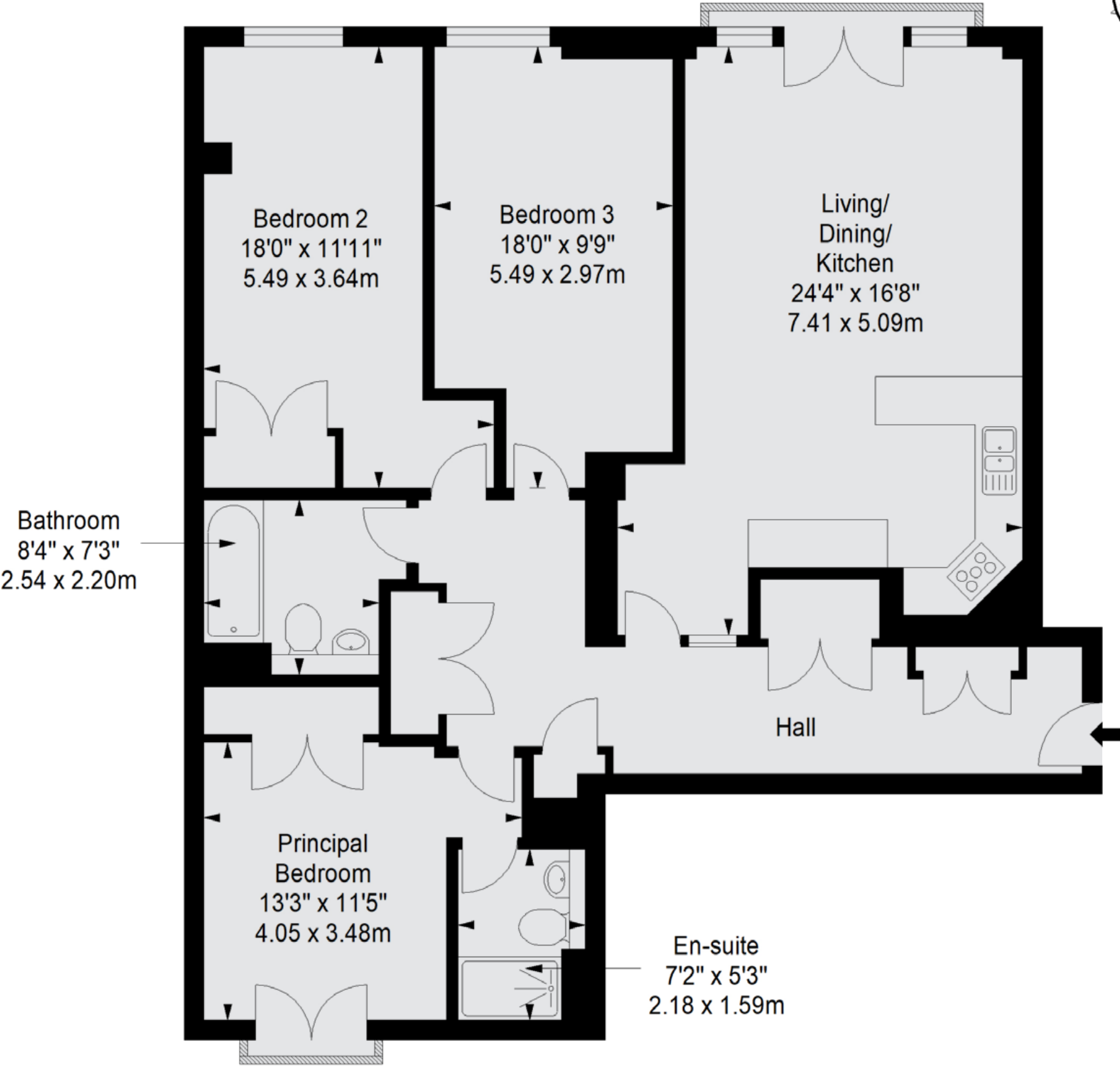
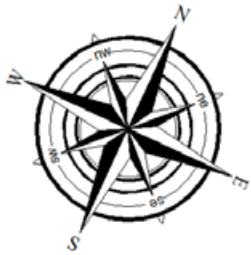
Newhaven, Edinburgh, EH6 6LG

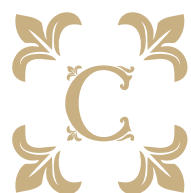
Approximate
total area:

109.9 sq. metres (1183 sq. feet)



First Floor





SPACIOUS FIRST-FLOOR FLAT

with neutral contemporary décor



This three-bedroom, two-bathroom apartment is move-in ready and located on the first floor of an exclusive waterfront development. Its unrivalled outlook promises spectacular coastal views across the Firth of Forth to the iconic landmarks of the Forth Bridge and Queensferry Crossing. The desirable Newhaven location is exceptionally well-connected by bus and airport tram links and, neighbouring Trinity and Leith, allows easy access to reputable schools, a wide range of amenities, and vibrant local attractions.

GENERAL FEATURES

- Exclusive lift-serviced waterfront development
- Breathtaking open views across the Firth of Forth
- Spacious first-floor flat with neutral contemporary décor
- Proximity to tram and bus links, plus wide-ranging local amenities
- Home Report value - £375,000
- EPC Rating - B

ACCOMMODATION FEATURES

- Airy entrance hall with storage and secure entry system
- Bright, open-plan living/dining room and integrated kitchen with scenic views
- Garden-facing principal bedroom with storage and en-suite shower room
- Two double bedrooms with coastal views (one with storage)
- Three-piece family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Shared access to a landscaped courtyard garden
- Waterfront promenade on the doorstep
- Secure underground parking (allocated space)



11 Western
Harbour Midway

Convenient lift service and an

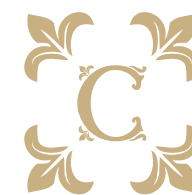
INVITING ENTRANCE HALL WITH USEFUL STORAGE

You enter the apartment through an entrance hall featuring a secure entry system, practical flooring, and plentiful storage. Glazing to the bright, adjoining reception room allows natural light to fill the space. Its crisp, minimalist décor, warmly enhanced by wood-toned finishes, continues throughout the interiors, providing a blank canvas for the new owner's personal decorative touches.





BEAUTIFUL COASTAL VISTAS



Open-plan reception room and integrated kitchen

The open-plan reception room and kitchen make the most of the property's coastal position. French windows, adorned with a Juliette balcony, frame beautiful, unspoilt vistas and can be opened on warmer days to enjoy the refreshing sea air. This well-designed living and dining space offers flexibility for various furniture arrangements, complemented by a durable wood-toned floor.

"The open-plan reception room and kitchen make the most of the property's coastal position "





CORNER KITCHEN

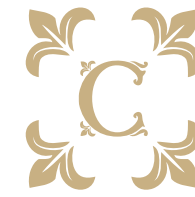
with a selection of wood-toned cabinets

It is a fantastic area for daily family life and social gatherings, open to a corner kitchen with a selection of wood-toned cabinets and a downlit workspace. The kitchen is fully integrated with appliances, making the space functional and aesthetically pleasing. These include an oven, a microwave, a gas hob with a feature chimney-style hood, a dishwasher, and a fridge-freezer. A freestanding washing machine is discreetly housed within a utility cupboard off the hall.





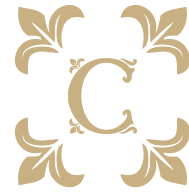
THE PRINCIPAL BEDROOM



The home boasts three spacious, comfortably carpeted double bedrooms, each with a scenic outlook, providing a serene start to your day.

The principal bedroom features fitted wardrobes and south-facing French windows that open onto a Juliette balcony and offer delightful views of the landscaped gardens below.





The remaining two bedrooms include one with built-in storage, and both capture the tranquillity of the Firth of Forth.



An en-suite shower room and a family bathroom for

CONVENIENCE

The principal suite includes a shower room with a hidden cistern toilet, a basin, and a shower enclosure.

It is styled in understated white and wood tones, mirroring the family bathroom accessed from the hall, which features an identical WC suite and a bath.





LANDSCAPED

*communal gardens, a waterfront promenade,
and secure parking*

The well-maintained development centres around an attractive courtyard garden, landscaped with lawns, leafy trees, and shrubbery to provide a green haven for outdoor relaxation. Additionally, on the doorstep is a waterfront promenade for walks and cycle rides, allowing for instant immersion in nature.

Finally, an allocated parking space within a secure underground car park offers convenience and peace of mind.

Factor: The factor is managed by James Gibb at an approximate quarterly cost of £387.00.



NEWHAVEN



Coastal development offering stunning Firth of Forth views

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 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.



TWO MILES NORTHEAST OF EDINBURGH CITY CENTRE

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 with 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.



SCHOOLS

Victoria Primary,
Trinity Academy,
Leith School of Art,
Edinburgh College, The
University of Edinburgh

ART

Out of the Blue Drill
Hall, Edinburgh Sculpture
Workshop, Coburg House
Art Studios, The Heart of
Newhaven Community

CULTURE

Leith Theatre,
Out of the Blue
Drill Hall

#1

A HISTORIC FISHING
VILLAGE, NOW A
CHARMING COASTAL
SUBURB OF EDINBURGH

LOCATION



Approximately two
miles from the city
centre

TRANSPORT



Bus – 7, 16, 11, N16,
N14

Tram Stop – Newhaven
(0 miles)

Train Station – Waverley
(2.3 miles)

Airport – Edinburgh
International (9.5 miles)



SPORTS

David Lloyd Gym and
Club, Alien Rock, The
Heart of Newhaven
Community, Trinity
Academy Sports
Campus

FOOD & DRINK

A delightful selection of
venues, including cafés,
family-friendly dining pubs,
international restaurants,
and harbourfront eateries
offering local seafood

PARKS

Newhaven Park, Starbank
Park, Newhaven Harbour,
Edinburgh promenade to
Cramond Beach

— *Where truly bespoke service is the cornerstone of our ethos*

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARINA FERBEJ



For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.

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— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.



CULLERTON'S

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SCAN TO DISCOVER MORE

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