



8/10 Western Harbour Breakwater

Newhaven, Edinburgh, EH6 6HZ



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Welcome

from the Watermans Team, to the property at:

8/10 Western Harbour Breakwater

Newhaven, Edinburgh, EH6 6HZ

Positioned on the third floor of a luxurious residential development by the waterfront and harbour in the highly desirable Newhaven area of Edinburgh, this three-bedroom apartment offers spectacular views and well-presented interiors

We hope you love this property as much as we do.



Contents

Summary of the accommodation	04
Welcome to 8/10 Western Harbour Breakwater	07
The entrance	08
The living room	10
A dining kitchen	14
Bedrooms & bathrooms	18
Gardens & parking	23
Area - Newhaven	26



Summary of the accommodation

General Features

- Luxurious modern development
- Well-presented third-floor apartment
- Stunning views over the Firth of Forth

Accommodation Features

- Secure shared stairwell and lift service
- Inviting entrance hallway with storage
- Bright living room with a balcony
- Contemporary kitchen and dining area
- Spacious master bedroom with en-suite
- Two further good-size double bedrooms
- Modern three-piece family shower room

Other Features

- Access to communal gardens
- Allocated residents' underground parking
- Gas central heating and double glazing





Welcome to

8/10 Western Harbour Breakwater

This three-bedroom apartment offers spectacular views and well-presented interiors, including a spacious living room with a balcony that overlooks the Firth of Forth, a chic master bedroom with an en-suite shower room, and allocated underground parking. Located within walking distance of a whole host of amenities, including shops, supermarkets, and award-winning eateries, this impressive apartment is also within easy reach of the city centre owing to excellent public transport links.

Highly desirable three-bedroom apartment



Reached by a secure communal stairwell or lift to all floors, the front door of this contemporary home opens into an inviting hallway with four useful storage cupboards.

Bright living room and a balcony

with stunning views over the Firth of Forth



To the right is the spacious living room, which is flooded with natural light, and boasts breath-taking panoramic views over the Firth of Forth and the iconic Three Bridges. Patio doors lead out onto a south-easterly facing balcony too, providing the perfect spot to enjoy drinks and relaxed meals whilst taking in the beautiful surroundings and the stunning waterfront vista.







A practical and sociable dining kitchen

A sliding pocket door between the living room and the kitchen/dining area can be opened to create a sociable open-plan footprint

For entertaining, a sliding pocket door between the living room and the kitchen/dining area cleverly zones the two spaces, and when opened it creates a sociable open-plan footprint. The elegant dining area also enjoys incredible views and comfortably accommodates a eight-seater dining table, making it ideally suited to family meals and dinner parties. The kitchen itself is both stylish and practical, and has been configured to ensure plenty of storage and food preparation space. Furthermore, it comes well-equipped with integrated appliances, including an oven, a gas hob, an extractor hood, a microwave, a dishwasher, and a washer/dryer.



Three double bedrooms

decorated in elegant neutral tones

Next door are two further double bedrooms, both of which are well-proportioned and tastefully decorated in elegant neutral tones. The larger of the two is also supplemented by a built-in wardrobe. All of the bedrooms are carpeted for comfort and warmth.





Across the hallway is an impressive master bedroom offering a generous footprint, as well as built-in storage and an en-suite shower room, featuring a glazed shower cubicle, a pedestal washbasin, and a WC.



A Family *shower room*

Completing the accommodation is a three-piece family shower room, comprising a walk-in shower with a glazed screen, a WC, and a wall-mounted washbasin. Gas central heating and double glazing ensure the property is warm and welcoming throughout the year.



Gardens & parking

Externally, the new owners of this highly appealing apartment will benefit from access to a communal garden and allocated residents' parking in a secure underground car park with lift access.



Property Name

8/10 Western Harbour
Breakwater

Location

Newhaven, Edinburgh, EH6 6HZ

Approximate total area:

109.1 sq. metres (1174.4 sq. feet)

Third Floor



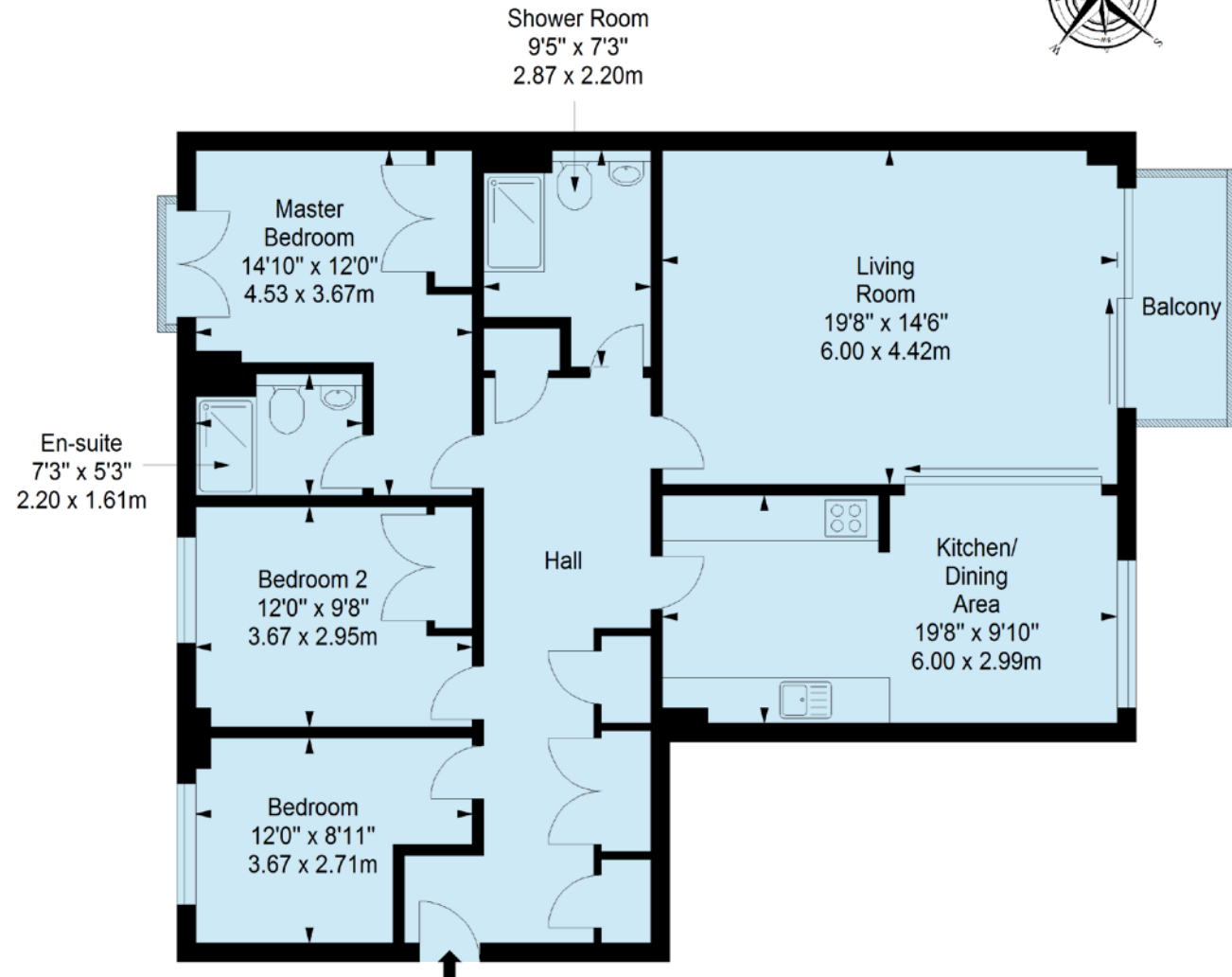
The floorplan is for illustrative purposes.
All sizes are approximate.

EPC Rating - B

Council Tax band - F

Home Report value - £340,000

Extras: All fitted floor coverings and light fittings are to be included in the sale, along with the extractor hood, oven and hob, microwave, dishwasher, and washer/dryer. The window coverings, freestanding fridge/freezer, wine fridge, and kitchen island are all available by separate negotiation.



Newhaven, Edinburgh



Lying approximately two miles northeast of Edinburgh, 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. 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's already excellent public transport links will be further enhanced with the forthcoming extension of the tramline, which will terminate in Newhaven and provide 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.



Watermans

Price & Viewings

Please refer to our website www.watermans.co.uk
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