



7/14 Western
Harbour Midway
Newhaven, Edinburgh
EH6 6LE



2



1



2

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

Complemented by a seating balcony with enviable sea views, this two-bedroom apartment lies on the third floor of an exclusive waterfront development offering residents an elevator service, secure parking, and well-maintained communal gardens. The spacious modern home enjoys a tasteful decorative finish, with comfortable interiors boasting open-plan living, a bathroom, an en-suite shower room, and practical built-in storage. Situated in Edinburgh's sought-after Newhaven, it benefits from a scenic coastal setting and a fantastic selection of nearby amenities, including bus, major road, and tram links for swift commuting.

Features

- Waterfront development close to tram links
- Stylish third-floor apartment enjoying sea views
- Shared lift and secure entry system
- Entrance hall with storage and sliding-door access to reception room
- Impressive open-plan living/dining room and integrated kitchen
- Sea-facing balcony off the reception room
- Principal suite with fitted wardrobe and shower room
- Second double bedroom with fitted wardrobe
- Bathroom with shower-over-bath
- Communal landscaped gardens
- Secure allocated parking
- Gas central heating and full double glazing





Welcome to 7/14 Western Harbour Midway

A shared lift and secure entry system grants access to the apartment. Inside, an entrance hall houses storage for coats, shoes, and other essentials. Its understated styling, with crisp white décor and easy-clean black floor tiles, continues into the reception area, linked by sliding doors to allow a seamless flow when desired. A social hub for everyday life and stylish entertaining, the open-plan living, dining, and kitchen space extends the full depth of the property, with an impressive footprint of almost 47 square metres and dual-aspect windows, which, along with its balcony, capture views of the Firth of Forth. There is flexibility for a variety of furniture configurations, while the kitchen comes well-appointed with wood-toned cabinets, illuminated workspace, and fully integrated appliances, including an oven, microwave, gas hob, dishwasher, and fridge freezer. A standalone washing machine is discreetly housed in a utility cupboard off the hall.



“Principal suite with fitted wardrobe and shower room”







Principal suite with fitted wardrobe and shower room & a second double bedroom with fitted wardrobe

The two double bedrooms enjoy subtle décor, plush carpeting, and fitted wardrobes. The principal suite also benefits from an en-suite shower room, which is identically styled to the main bathroom, featuring a bath with an overhead shower. The property is kept warm and efficient with gas central heating and full double glazing.

Adding further appeal is secure underground parking with an allocated space, and attractive landscaped gardens for residents' shared enjoyment.

Factor: TBC





“A waterfront, third-floor
apartment enjoying
sea views”

View from Breakwater



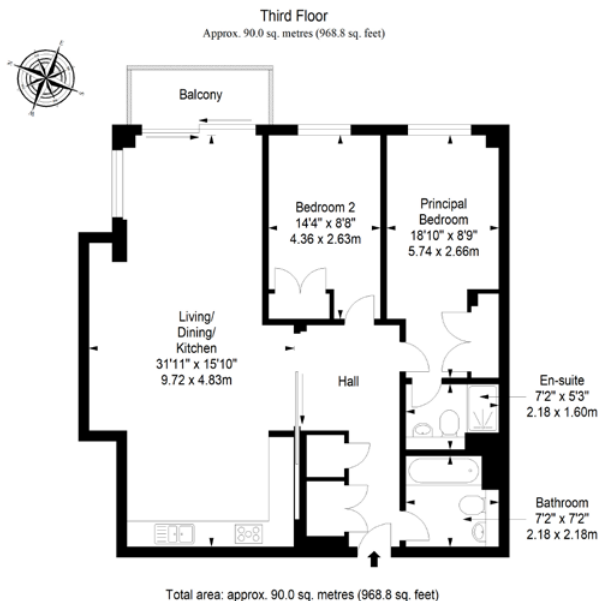


Newhaven

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. 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.



Floorplan



EPC Rating - B | Council tax band - B | Home report Value - £270,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.



Price & Viewings

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

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.