



Solicitors & Estate Agents











Offers Over

**£325,000**

## 6/5 Western Harbour Terrace

Newhaven | Edinburgh | EH6 6JN

This outstanding first floor apartment extends to over 110 square meters and combines style, space and an enviable outlook to offer a superb home in a sought-after setting. Enjoying stunning open views towards the iconic Forth Bridges and Firth of Forth, the property enjoys a peaceful yet well-connected location.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  Secure allocated parking
-  Lift access
-  EPC Band - B
-  Council Tax Band - G



## Description

The property offers exceptional space, quality and comfort, forming part of a modern, well-maintained development, benefitting from lift access, secure underground parking, and video entry. At the first floor, the spacious interior is thoughtfully designed for contemporary living, featuring a welcoming hallway with extensive built-in storage, including a shelved cupboard, cloaks cupboard, and utility closet housing the washing machine and boiler cupboard. At the heart of the home is a generously proportioned reception room, bathed in natural light from its west-facing aspect and Juliette balcony, perfectly framing the panoramic views. A large pocket door leads through to the elegant kitchen and dining room, creating a flexible open-plan arrangement ideal for entertaining. The kitchen is fitted with integrated appliances and offers ample space for a large dining table and chairs, with an additional door providing direct access to the hallway. The principal bedroom is complemented by built-in wardrobes and a sleek en-suite shower room, while two further double bedrooms also feature generous integrated wardrobes. A modern family bathroom with a white suite and over-bath shower completes the accommodation. The property is further enhanced by gas central heating and full double glazing, ensuring year-round comfort and efficiency.



## Extras

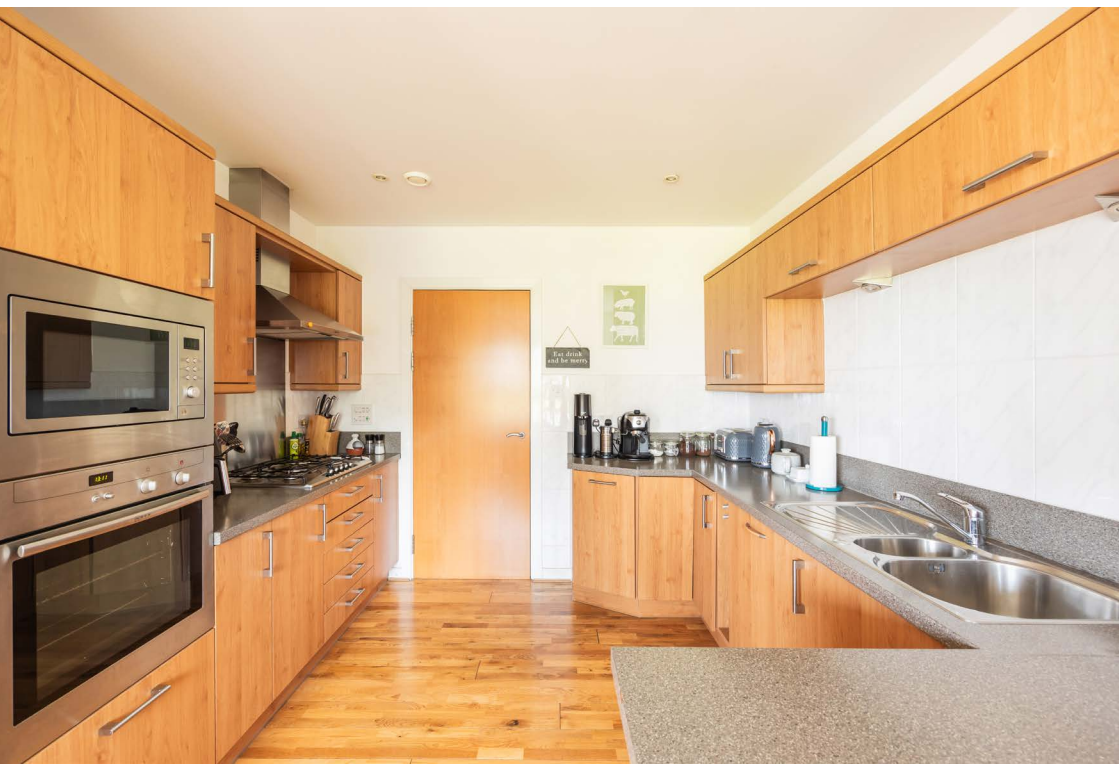
The integrated kitchen appliances including fridge freezer, dishwasher, oven, microwave, 5-burner hob and cooker hood are to be included in the sale along with the washing machine, curtain poles and light fittings.

## Gardens, Parking and Factor

For the car owner, there is allocated parking available in the secure underground car park with ample unrestricted on street parking available for visitors. There is also an immaculately kept communal courtyard garden to the centre of the development for residents to enjoy. James Gibb Factors maintain the building, lift and communal grounds at a cost of £160 per calendar month.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

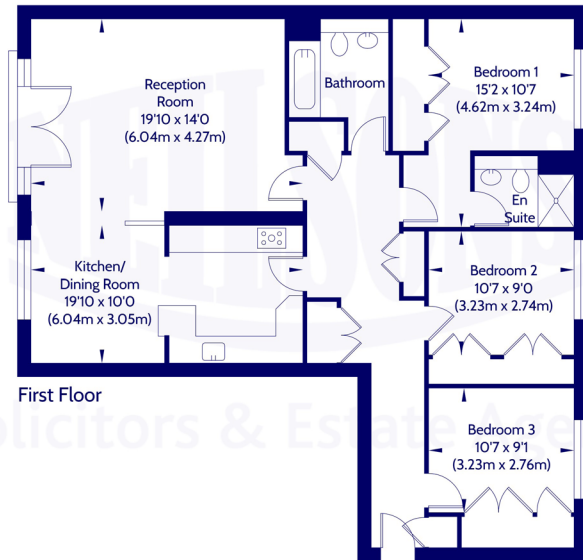
The property is located within the sought-after Western Harbour development in Newhaven, a vibrant coastal community just three and a half miles north of Edinburgh's city centre. Combining the tranquillity of waterfront living with the convenience of excellent urban connections, this prime location offers an exceptional lifestyle.

Residents enjoy direct access to scenic coastal walking and cycling routes, the picturesque harbour at Newhaven, and a growing selection of stylish waterside restaurants and cafés. Ocean Terminal shopping centre, currently undergoing an exciting £250 million transformation, is just moments away and set to become a major leisure and retail destination, enhancing the area's appeal even further. It already offers a range of high street shops, a multiscreen cinema, and a variety of eateries. A large Asda supermarket in Newhaven provides everyday convenience, while the thriving communities of Leith and The Shore, renowned for their trendy bars, award-winning restaurants, and cultural attractions, are just over a mile away. This well-connected setting is ideal for city commuters and travellers alike, with regular tram and bus services offering swift, direct access to the city centre and Edinburgh Airport. The nearby Ferry Road (A902) provides an easy route to the city bypass and beyond. Fitness enthusiasts will also appreciate the proximity of the David Lloyd health club, making this an outstanding location for those seeking a dynamic coastal lifestyle with all the advantages of city living.





Approx. Gross Internal Floor Area 110.56 Sq M / 1190 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

