



Solicitors & Estate Agents









Offers Over

**£275,000**

## 3/10 Western Harbour Drive

Newhaven | Edinburgh | EH6 6JQ

This beautifully presented and generously proportioned second floor flat with private balcony, is pleasantly situated within a modern development, close to a host of fantastic local amenities and transport links (including the nearby tram stop) on your doorstep. In move-in condition.

-  2 bedrooms
-  1 public room
-  2 bathrooms
- Balcony
-  Underground parking
-  EPC rating - B
-  Council tax band - E



## Description

In brief the accommodation comprises; secure entry system, lift/stair access to all floors, welcoming entrance hallway with useful built-in storage facilities, spacious and bright reception room/dining room with access to private balcony which pleasantly overlooks the well maintained communal grounds and provides excellent space to enjoy outside dining/relaxing, open plan to modern fitted kitchen, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, second good sized bedroom with fitted wardrobes and contemporary family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing. Internal viewing is highly recommended to be fully appreciated.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated oven/hob, integrated dishwasher and integrated washing machine.

## Gardens, Parking & Factors

The property is surrounded by well-kept communal garden grounds and the property has access to a private balcony. There is an allocated secure underground parking space together with ample on-street parking. A factoring fee is made payable to James Gibb of approximately £160 per month and this includes the upkeep of the communal areas and buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





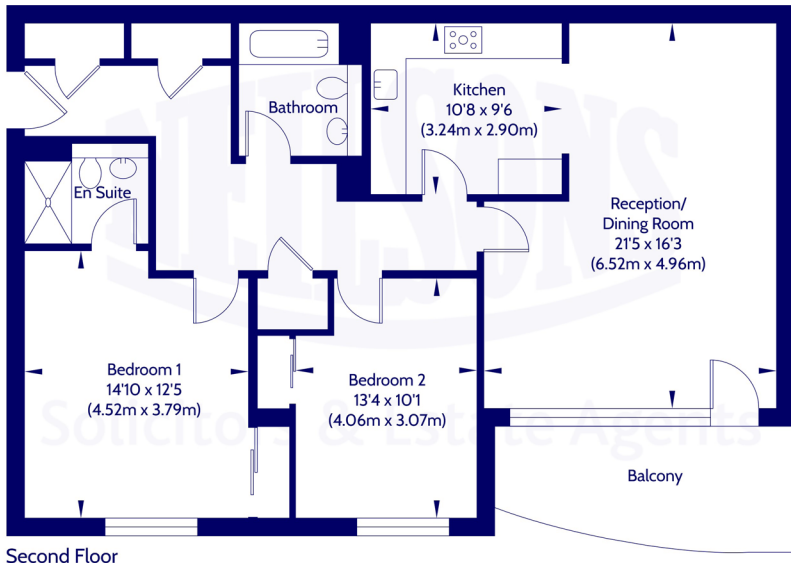


## Location

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre, in a prime location, approximately three and a half miles from the city centre. The property is well served to take advantage of excellent local amenities on your doorstep with Ocean Terminal, Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd Health Club is also a short walk away providing excellent leisure facilities. Regular bus and tram services operate in the area, providing links into and around the city centre and Edinburgh Airport, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road) linking to the M8, Fife and beyond.



Approx. Gross Internal Floor Area 97.28 Sq M / 1047 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

