











Offers Over  
**£350,000**

## 2/16 Western Harbour Breakwater

Newhaven | Edinburgh | EH6 6PA

Set on the fourth floor of an exclusive, factored waterfront development, this stunning two-bedroom apartment offers pristine interiors, breathtaking uninterrupted views over the Firth of Forth, and balconies on two elevations. Positioned in a highly sought-after location, the property enjoys a peaceful setting within easy reach of excellent local amenities, the vibrant Shore district, and the newly completed tram extension, offering quick and easy access to the city centre and beyond.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Underground Parking
-  Lift
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

This superbly presented home is in true move-in condition, boasting a spacious, light-filled interior finished to an exceptional standard with contemporary fittings and tasteful décor throughout. The generous open-plan living space is a standout feature, with French doors in the lounge area opening onto a balcony that showcases panoramic views of the Forth Estuary, including the iconic Forth Bridges and the Fife Hills beyond. The stylish kitchen is fitted with sleek grey gloss cabinetry, striking granite worktops, and glass splashbacks, and comes fully equipped with a comprehensive range of integrated appliances. The kitchen seamlessly connects to a designated dining area, which leads to a sizeable balcony overlooking the beautifully landscaped communal courtyard gardens at the heart of the development. Both double bedrooms offer built-in wardrobe storage, with the principal bedroom benefiting from a luxurious en-suite shower room, fully tiled and featuring a large shower enclosure. A recently upgraded main bathroom adds further appeal, featuring a freestanding bath, separate walk-in shower, and chic black fixtures and fittings for a sophisticated, modern finish.



The development is maintained by the factor, James Gibb, 4 Atholl Place, Edinburgh EH3 8HT. The deposit is £300, and the charges are approximately £191 per month.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking and Features

Additional features include double glazing, gas central heating, a secure entry system, lift access, and an allocated parking space within the secure underground garage, accessed by key fob. Further on-street parking is also available for visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.







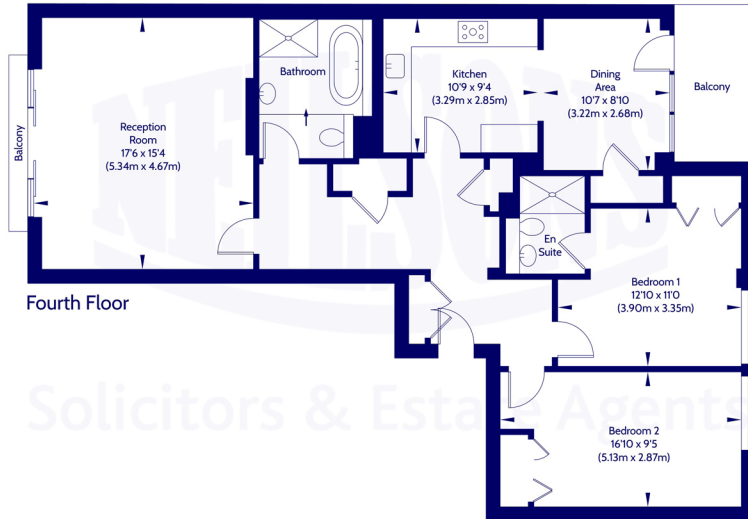
## Location

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre and approximately three miles from Princes Street. The property is in the catchment area for Trinity High School. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at 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 gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 103.56 Sq M / 1115 Sq Ft.



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



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