



9/14 Western Harbour View
Leith
Edinburgh
EH6 6PG

Home

SALES & LETTINGS

9/14 Western Harbour View

Leith



TWO



TWO



PRIVATE

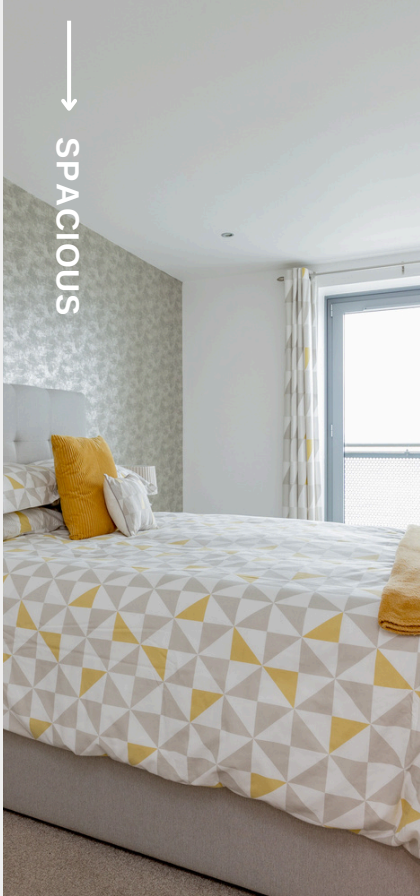
CLOSE TO PARKS

APARTMENT

LOCAL AMENITIES

SERENE SETTING





01 → **APARTMENT**


02 → **BALCONY**

03 → **PICTURE PERFECT
OUTLOOK**

04 → **CONVENIENT LOCATION**

05 → **PRIVATE SECURE
UNDERGROUND PARKING**





Filled with natural light and framed by views that never fail to inspire, this two bedroom apartment offers a calm and uplifting place to call home. The open plan living space flows easily, with a modern kitchen designed for both everyday moments and relaxed entertaining. The principal bedroom with en-suite is a private retreat, while the additional bedroom and bathroom add comfort for family or guests. With private secure underground parking, lift access and a setting that feels both connected and serene, it is a home made for modern living at its most enjoyable.





→ OUTDOOR SPACE



Western Harbour View



What Makes This Property Special

Our favourite features



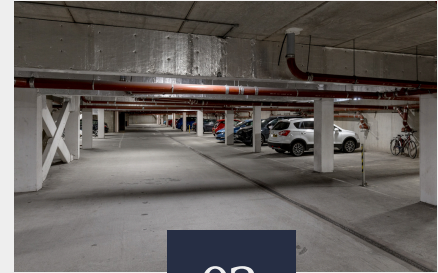
01

**Picture Perfect
Setting**



02

**Spacious
Bedrooms**



03

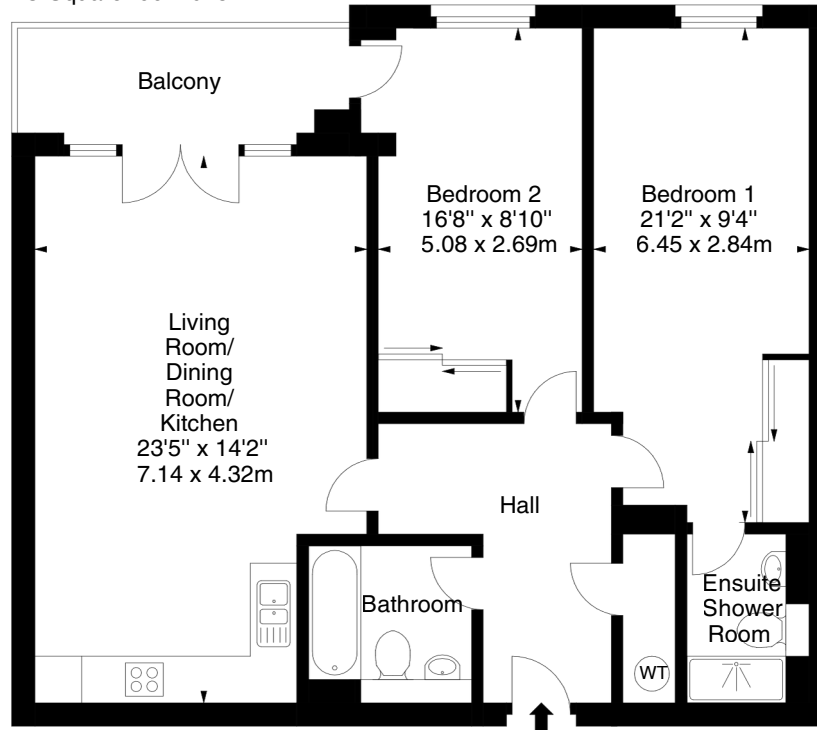
**Private Secure
Underground Parking**

Whether you are drawn by the light, the location, or the layout, this is a home that feels both uplifting and grounded. A place to grow, reflect, and feel truly at home.

**Western Harbour View,
Edinburgh,
Midlothian, EH6 6PG**



Approx. Gross Internal Area
887 Sq Ft - 82.40 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor

WESTERN HARBOUR



AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



GOOD EATS


DOMENICO'S
★★★★★

MALMAISON
★★★★★

TOAST
★★★★★



AREA GOODS



7 MINUTES
OCEAN TERMINAL



5 MINUTES
ASDA



8 MINUTES
ALDI



SCHOOLS

VICTORIA
PRIMARY

TRINITY
ACADEMY

TRINITY
PRIMARY



Discover Western Harbour View

This light filled apartment offers a bright living and dining area opening onto a balcony with views across the Firth of Forth. Both bedrooms are well sized, creating a home that is stylish, comfortable and practical.

A superb opportunity for first time buyers, downsizers or professionals seeking a home in a truly special setting.

Vendor Statement

What drew me to this flat was the wonderful light and the feeling of space, with views that bring a real sense of calm. Its a home that lifts your spirits.

01 → **ELECTRIC HEATING**

02 → **THIRD FLOOR**

03 → **PROPERTY FACTOR**

04 → **ENERGY EFFICIENT**

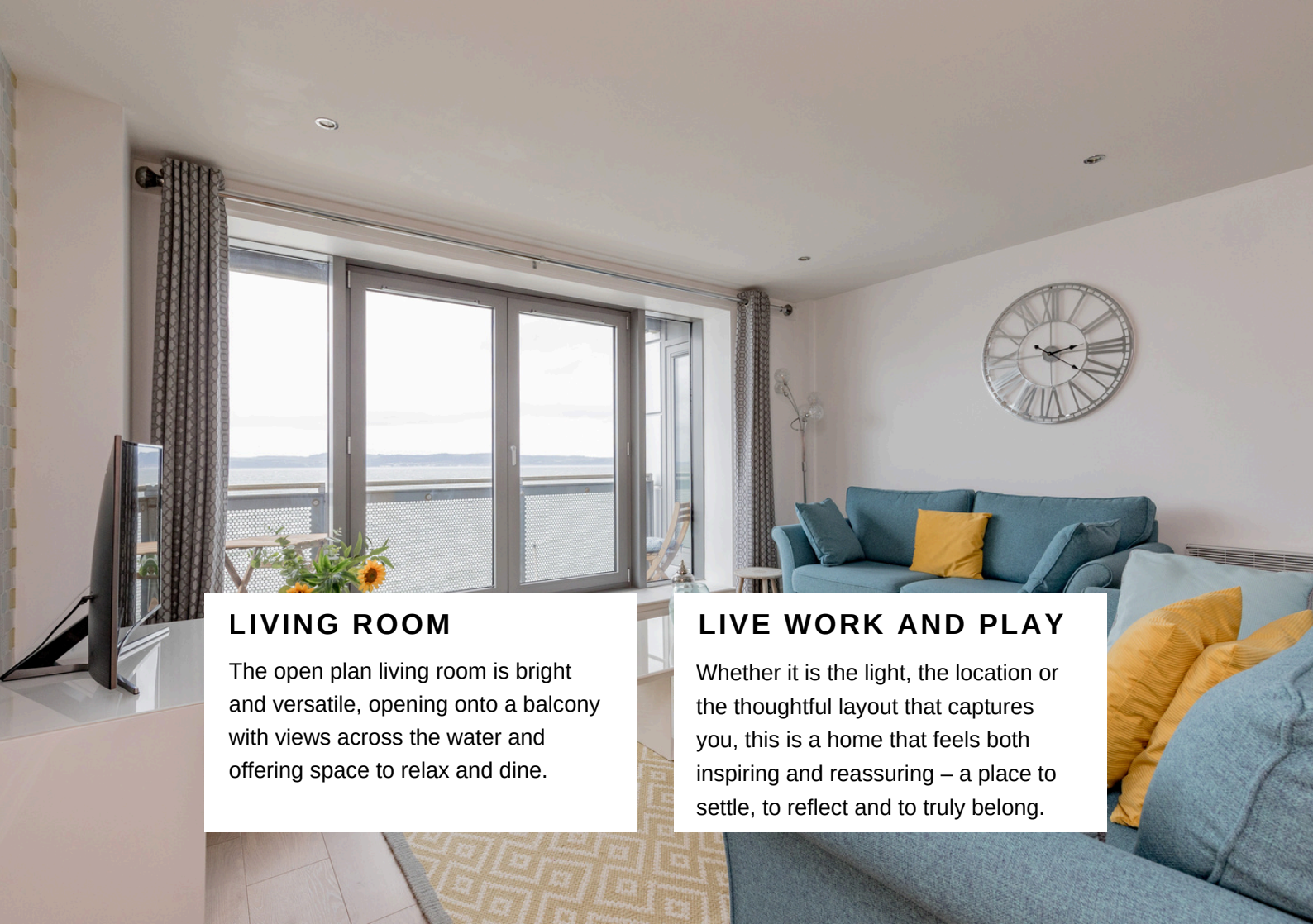
05 → **DOUBLE GLAZING**



Home

SALES & LETTINGS

PROPERTY TEAM | 0131 258 2708
HELLO@HOMESALESANDLETTINGS.CO.UK



LIVING ROOM

The open plan living room is bright and versatile, opening onto a balcony with views across the water and offering space to relax and dine.

LIVE WORK AND PLAY

Whether it is the light, the location or the thoughtful layout that captures you, this is a home that feels both inspiring and reassuring – a place to settle, to reflect and to truly belong.