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# 3/3 WESTERN HARBOUR BREAKWATER

NEWHAVEN, EDINBURGH, EH6 6PA

 3 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Forming part of the highly regarded, exclusive “Platinum Point” development at Western Harbour, this stunning duplex apartment offers fantastic views directly over the waterfront of the Firth of Forth and across towards Fife.

Finished to a high standard, fitted with high quality fixtures, fittings and CAT5 cabling this beautiful property offers generous accommodation makes a wonderful, modern home.

## KEY FEATURES



Stylish duplex flat with lovely sea views.



Three generous double bedrooms.



Private balcony and patio area.



Allocated underground parking space.



Overlooking the Western Harbour Waterfront.



Excellent local amenities nearby.





The front door opens onto a spacious entrance hall with plenty of storage cupboards, leading to a stunning open plan living room / dining room / kitchen with triple aspect windows providing gorgeous waterfront views. Beautiful, engineered wood flooring has been laid throughout, bouncing natural light throughout the room.

The well-equipped wall and base mounted cabinetry and worksurfaces create a sleek, stylish, practical kitchen area. The integrated appliances comprise; gas hob, electric oven, fridge/ freezer and dishwasher. Patio doors provide direct access to both the private patio area and a curved balcony from which the spectacular sea views can be further enjoyed.







## MORE INFORMATION

A generous double bedroom on the ground floor benefits from fitted wardrobes and an en-suite Jack & Jill style bathroom which can also be accessed from the hall. A striking wood staircase leads to the upper floor.

On the first floor is a second, extremely impressive, substantial drawing room with yet more engaging sea views and two further large double bedrooms, also both with separate modern Jack & Jill style bathroom/shower rooms and fitted wardrobes. There is an additional entrance/exit to the communal stair at this level.

The property has double glazing, underfloor gas central heating and an allocated underground parking space.

## NOTES

Please note that some of the images of empty rooms have been virtually staged to indicate how they could be used.









VIRTUALLY STAGED

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VIRTUALLY STAGED

## THE LOCAL AREA

Newhaven is located in the northwest part of Edinburgh and provides scenic views of the Firth of Forth and its surrounding coastline. With its proximity to the water, Newhaven has historically been associated with fishing and maritime activities.

It offers beautiful views across the water, especially towards the iconic Forth Bridges, including the Forth Rail Bridge and the Forth Road Bridge. Newhaven is positioned on the coastline, with nearby coastal areas including Granton and Leith. Leith, in particular, is a vibrant and lively district of Edinburgh, known for its waterfront areas, restaurants, and cultural attractions.

The Water of Leith, also flows along the boundary of Newhaven. The village is well-connected to the rest of Edinburgh via public transportation including the new tramline. There are also regular bus services operating between Newhaven and the city centre. Overall, Newhaven's location offers a unique blend of coastal charm and proximity to the city centre, making it an attractive place to live in Edinburgh.

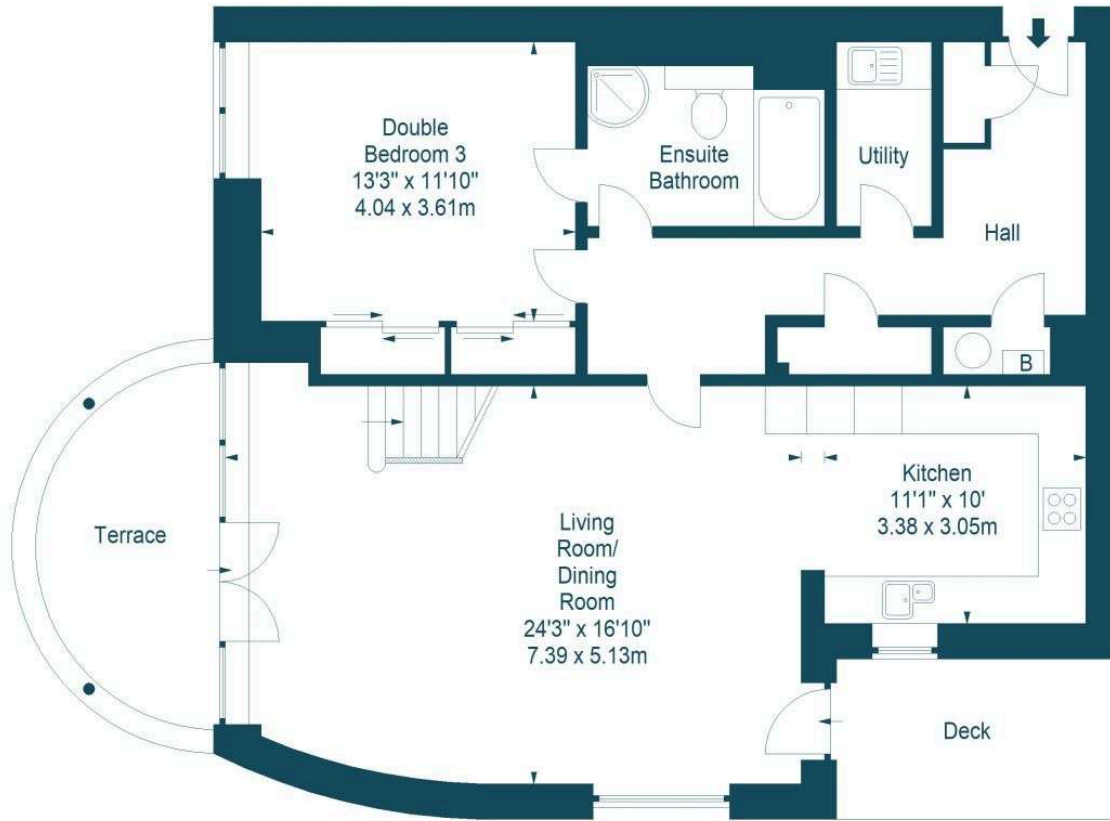


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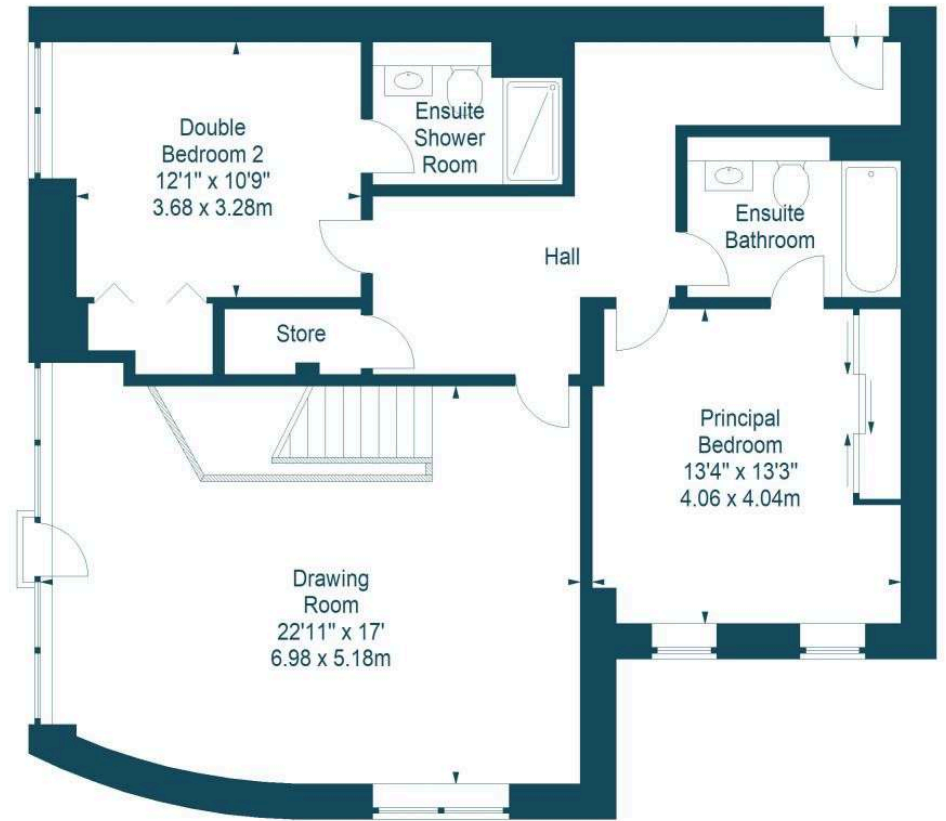
Western Harbour Breakwater,  
Edinburgh,  
Midlothian, EH6 6PA



Approx. Gross Internal Area  
2047 Sq Ft - 190.17 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.