



Solicitors & Estate Agents











Fixed Price

£290,000

2/18 Western Harbour Terrace

The Shore | Edinburgh | EH6 6JQ

Forming part of an exclusive modern development in the vibrant Shore area of Edinburgh, this stylish and spacious two-bedroom fourth-floor apartment offers contemporary city living at its finest. Boasting a private south-facing balcony with impressive views towards The Royal Yacht Britannia and Edinburgh Castle, this property will appeal to professionals seeking a move-in-ready home within one of the city's most fashionable districts.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift
-  Allocated Underground Car Park
-  Communal Courtyard
-  EPC Rating – B
-  Council Tax Band – F



Description

The accommodation is accessed via a secure entrance with lift access to all floors. A bright and welcoming entrance hallway provides a superb sense of space and leads to the main living area. The open-plan lounge, kitchen, and dining room is the heart of the home, featuring full-height windows and a glazed door opening onto the private balcony, flooding the space with natural light from the south facing aspect and creating an ideal setting for relaxation or entertaining. The views from balcony and room itself overlook the Royal Yacht Britianna, Edinburgh Castle, Calton Hill and the Edinburgh Skyline. The modern fitted kitchen is both stylish and functional, offering ample storage and workspace, and is finished to a high standard with integrated appliances. The principal bedroom benefits from a dedicated dressing area and a contemporary en-suite shower room, while the second double bedroom offers flexibility for guests, home working, or additional storage. A well-appointed main bathroom and generous internal storage complete the accommodation. The property benefits from gas central heating powered by a combi boiler and double glazing throughout, ensuring comfort and energy efficiency all year round.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

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

Gardens & Secure Parking

Externally, residents enjoy access to attractive landscaped communal gardens within the centre of the development. The property further benefits from a private allocated parking space located within the secure underground car park, with convenient lift access from the car park directly to the fourth floor.

Viewing

Please contact Neilsons on 0131 625 2222.





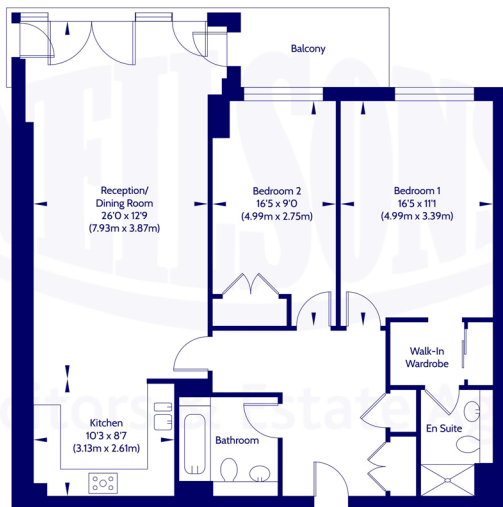
Location

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 98 Sq M / 1050 Sq Ft.



4th 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

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

