



4/11 Western Harbour Place

NEWHAVEN | EDINBURGH | EH6 6NG



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Welcome to 4/11 Western Harbour Place, a spectacular three-bedroom, fourth-floor flat situated within a sought-after modern development in the vibrant Newhaven area. This spacious property benefits from a private balcony accessed from the living area, creating an open and breezy setting in which to enjoy fresh air, evening sunsets, and al fresco dining. The contemporary open-plan kitchen is fitted with integrated appliances and modern finishes, seamlessly connecting with the living space to create a stylish and practical setting for everyday living and effortless entertaining.

Ideally located within easy reach of excellent local amenities and transport links to the city centre and beyond, this impressive home is perfectly placed for those seeking to enjoy all that Newhaven Harbour and the wider Leith area have to offer.

The property offers generous and flexible accommodation in true move-in condition, and benefits from double glazing, gas central heating and impressive storage space.

In addition to private underground parking, ample street parking is available, and bus and tram links into the city centre can be found just a 5-minute walk away.

- Spacious entrance hall with ample storage cupboards
- Bright open plan kitchen, dining/living room with impressive floor to ceiling windows and doors to private balcony
- Kitchen with fitted wall & base units and integrated appliances
- Bright, principal bedroom with built in wardrobes and en-suite bathroom with bath and shower compartment
- Double bedroom 2 with built in wardrobes
- Double bedroom 3 with views to the side of the Firth of Forth
- Family bathroom with shower over bath and towel warmer
- Impressive, well maintained landscaped grounds
- Private underground parking
- Lift access
- Secure entry phone
- Gas central heating and double glazing
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

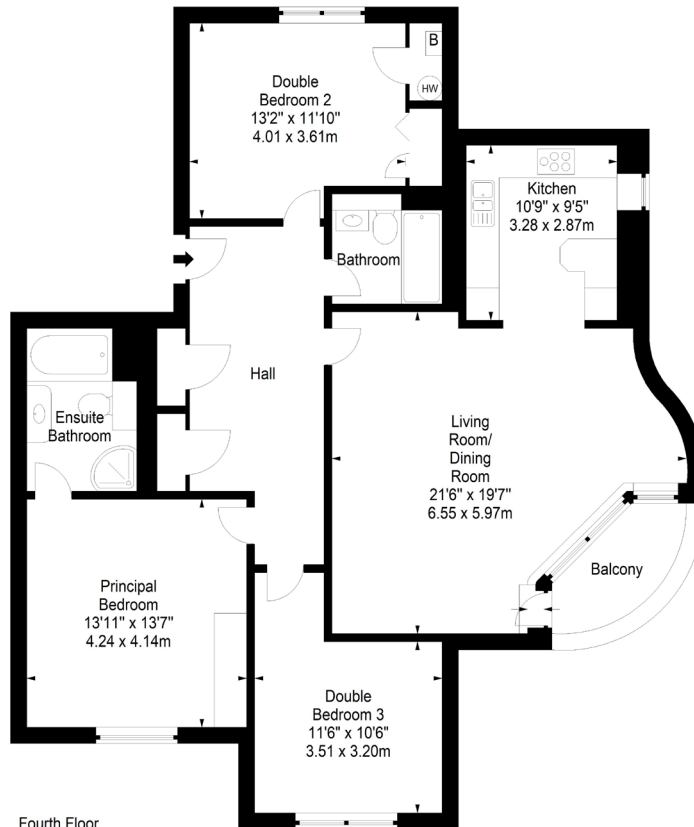




**Western Harbour Place,
Edinburgh, EH6 6NG**



Approx. Gross Internal Area
1293 Sq Ft - 120.12 Sq M
For identification only. Not to scale.
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Location

Western Harbour Place is situated to the northeast of the city in the highly regarded Newhaven/Shore area and is in particularly enviable position with open views of the Firth of Forth and Newhaven Harbour. Ocean Terminal retail and leisure complex is a short walk or drive away and provides high street shops, a cinema, restaurants, cafes and a gaming and activity bar. The vibrant district of The Shore is recognised for its unique waterfront and historic setting. It is well served by recreational and leisure facilities including wine bars, cafés, delis, and first-class restaurants (including 2 Michelin-starred). The Water of Leith Walkway and Cycle Path are within an easy walk or drive. There is also a 24 hour ASDA and David Lloyd leisure facility within walking distance of the property. Nearby bus services run to the city centre in addition to the Edinburgh Tram network through the city centre to Edinburgh Airport. There is easy access to the nearby A902 Ferry Road which provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge, and east towards East Lothian, and the A1. Catchment schooling is provided by Victoria Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.