










Fixed Price

£450,000

3/9 Western Harbour Breakwater

Newhaven | Edinburgh | EH6 6PA

Few Edinburgh addresses deliver a view quite like this. Set on the upper floors of Platinum Point – one of Western Harbour's most architecturally distinctive buildings – this exceptional two-bedroom duplex frames the full sweep of the Firth of Forth, with the iconic Queensferry Crossing and the Forth Bridge visible from both the lounge and the principal bedroom. Extending to a generous 153 squared metres across two thoughtfully arranged floors, the apartment offers the space and flexibility of a substantial home, significant storage, with the security and convenience of a premium managed development.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Communal gardens
-  Allocated underground parking
-  EPC Band - B
-  Council Tax Band - G



Description

A superb opportunity has arisen to acquire this stunning two-bedroom duplex apartment, forming part of the highly regarded and exclusive Platinum Point development in Western Harbour. Boasting breathtaking views directly over the waterfront of the Firth of Forth and across towards Fife, this impressive home offers stylish, flexible accommodation and is sure to appeal to a wide range of purchasers. The property opens with a welcoming entrance hallway, complete with a useful cloak cupboard for everyday storage. The fully fitted kitchen is both modern and practical, featuring a range of integrated and freestanding white goods, generous cupboard and worktop space, and attractive two-tone brown and white cabinetry, enhanced by under-unit lighting. The dining room is bright and spacious, with an open staircase leading to the upper level, creating a real sense of flow and openness. From here, access is provided to a private balcony with space for a table and chairs – perfect for enjoying the exceptional waterfront setting. A useful box utility room, fitted with a sink and space for freestanding washer and dryer, adds further convenience. Bedroom two is located on this level and is a generous double room, benefitting from stunning views including the iconic Queensferry Crossing and Forth bridges. It also features integrated wardrobes with sliding doors and a cupboard housing the boiler. The en suite bathroom is well-appointed with a shower over bath, heated towel rail, and full tiling. A separate two-piece WC with tiled flooring completes this floor.



The upper level leads into a truly impressive lounge – bright and airy, with a Juliet balcony framing further spectacular waterfront views. This space provides an ideal setting for both relaxing and entertaining. The principal bedroom is also located on this level, offering a spacious double room with outstanding views, integrated wardrobes with sliding doors, and ample space for a variety of furniture arrangements. The en suite is finished to a high standard, featuring a corner shower cubicle, separate bath, full tiling, tiled flooring, and a heated towel rail. The upper level hallway provides an additional access door to the common landing, along with two excellent storage/box rooms – one currently

utilised as a dressing room with fitted rails, and the other as a practical storage space. Both of these storage/box rooms offer flexible use and would make ideal nurseries or home offices.

Further benefits include a secure door entry system, passenger lift, double glazing, and underfloor gas central heating.

Factor fees are payable at approximately £150 per month including communal maintenance, lift servicing, grounds upkeep, building management, and buildings insurance.

Gardens & Parking

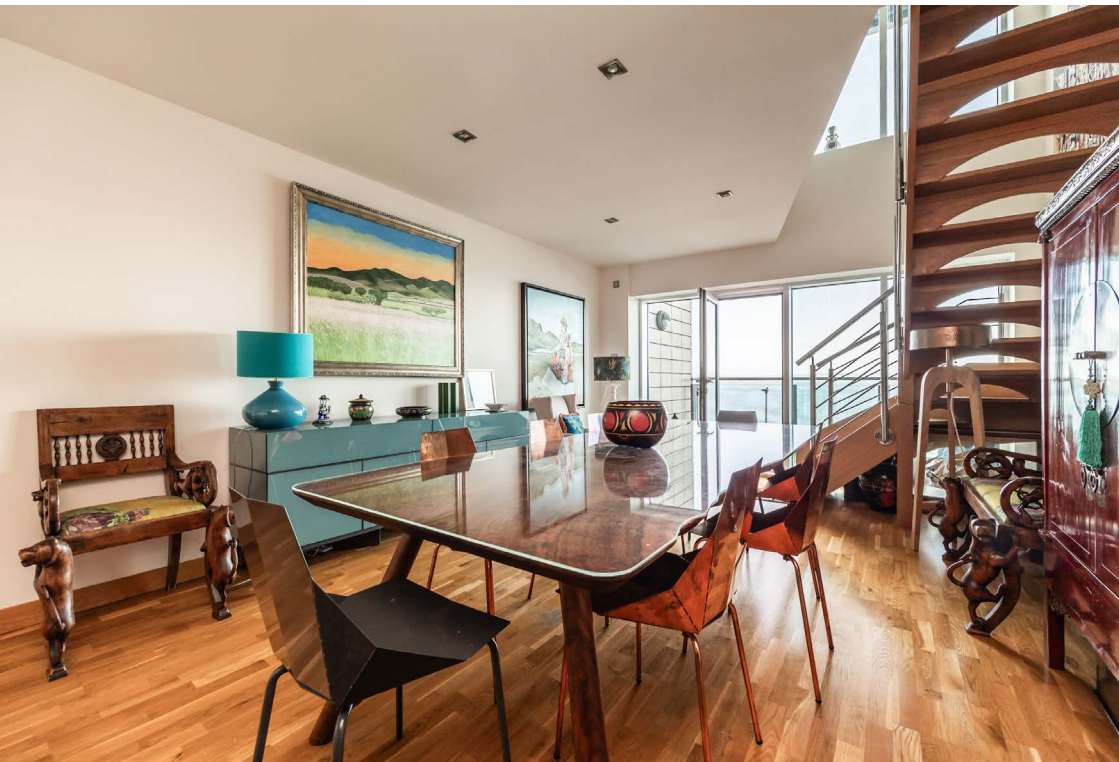
Externally, the development benefits from well-maintained communal grounds. There is an allocated parking space within the secure underground garage, as well as on-street parking to accommodate further residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and microwave, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





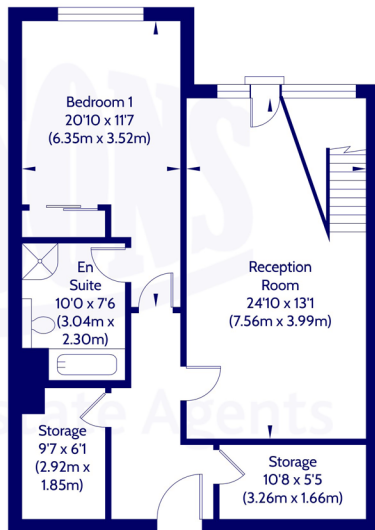
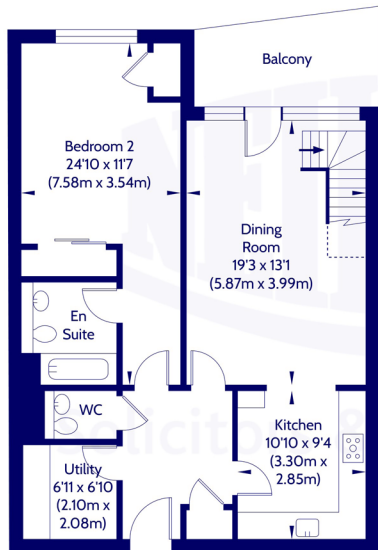
Location

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 153 Sq M / 1657 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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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.



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✉ mail@neilsons.co.uk

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💻 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

