











Offers Over
£250,000

7/3 Western Harbour Midway

Newhaven | Edinburgh | EH6 6LE

This bright and generously proportioned ground floor apartment forms part of Newhaven's desirable waterfront district and benefits from a private terrace and secure underground parking. Within easy reach of superb amenities and transport links, this home offers an enviable lifestyle which would undoubtedly appeal to professionals or first-time buyers.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Secure Underground Parking
-  Private terrace
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

The accommodation briefly comprises a secure entry system, welcoming entrance hallway, complete with a practical utility cupboard and additional storage cupboard. There is a bright and spacious reception/dining room with a dual aspect and direct access to the private terrace which flows seamlessly into a stylish open-plan modern kitchen fitted with integrated appliances. The well-proportioned principal bedroom benefits from fitted wardrobes and an en-suite shower room. A generous second double bedroom also features fitted wardrobes. The property is further complemented by a modern bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and light fittings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

In addition to the private terrace, the property benefits from attractively landscaped gardens and allocated secure underground parking with further unrestricted parking available on the street. The building and grounds are insured and maintained by James Gibb Factors at a cost of approximately £150 per calendar month. This includes the maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Set within the sought-after Western Harbour development in Newhaven, this property enjoys a prime waterfront location just three and a half miles from Edinburgh's city centre. Recently named one of the UK's coolest places to live, Newhaven is renowned for its vibrant coastal atmosphere, excellent connectivity and thriving food and drink scene. Residents are spoiled for choice with a fantastic selection of cafés, bars and renowned waterside restaurants around Newhaven Harbour and nearby The Shore in Leith. Ocean Terminal is close by, offering high street shopping, a multiscreen cinema and a variety of eateries, while an Asda supermarket and David Lloyd leisure club are both within easy walking distance.

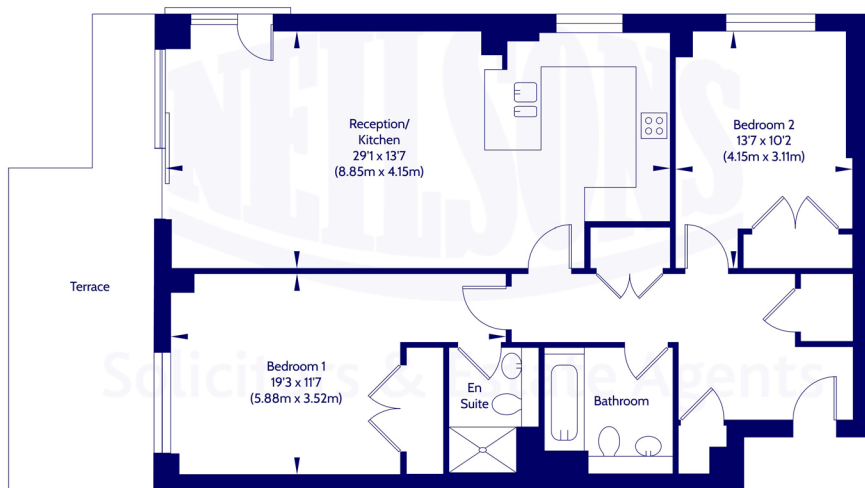
The area is particularly popular with outdoor enthusiasts, with scenic waterfront walks, cycle paths and the local beach at Wardie Bay, a favourite spot for wild swimmers, all nearby. Regular tram and bus services provide quick and easy access into the city centre and beyond, while the A902 (Ferry Road) offers convenient links to the City Bypass and wider motorway network.





Approx. Gross Internal Floor Area 90 Sq M / 973 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

