

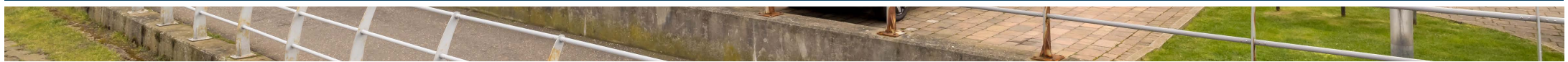


# 1/15 Western Harbour Breakwater

NEWHAVEN | EDINBURGH | EH6 6PA



MURRAY  
BEITH  
MURRAY



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Flat 15, 1 Western Harbour Breakwater is an extremely well-presented, fourth-floor flat forming part of a mature, modern development located in the vibrant and cosmopolitan area of Newhaven. This contemporary and spacious property boasts an allocated parking space within the underground garage and beautifully landscaped grounds.

Welcoming and spacious hall with three storage cupboards; bright and generously proportioned living room with Juliet balcony and open views across The Firth of Forth to Fife and the bridges; kitchen with ample floor standing and wall mounted units and integrated appliances; dining room with a generous, south easterly balcony overlooking the manicured communal gardens; master bedroom with built-in-wardrobes; ensuite bathroom with white three-piece suite comprising WC, wash hand basin and shower cubicle; double bedroom 2 with built-in-wardrobes; family bathroom with a white four-piece suite comprising WC, wash hand basin, bath and separate shower cubicle.

Allocated parking space within the secure under-ground parking, space no.59. Unrestricted parking on the surrounding streets. Landscaped grounds.

Double glazing, gas central heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

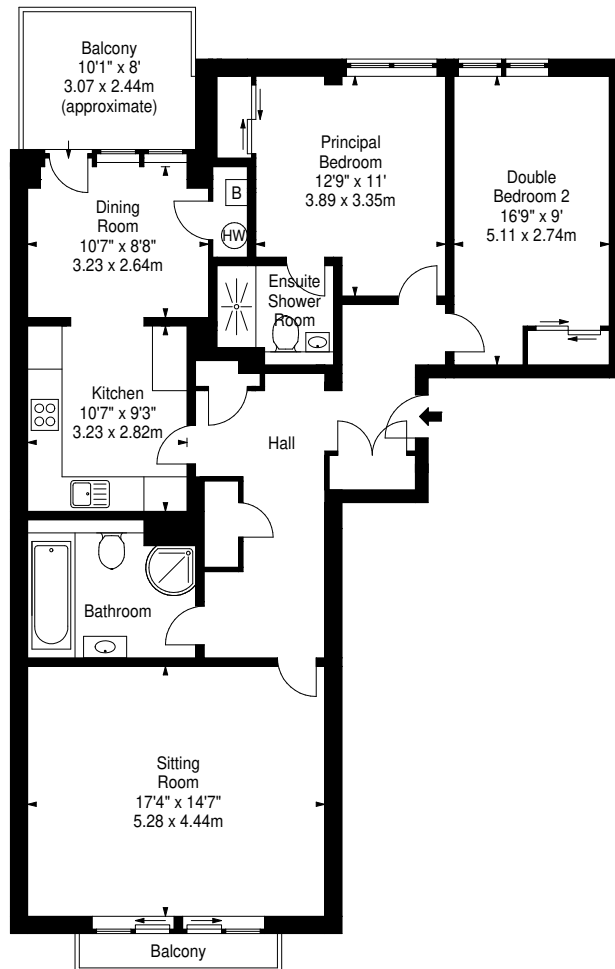




**Western Harbour Breakwater,  
Edinburgh, EH6 6PA**



Approx. Gross Internal Area  
1107 Sq Ft - 102.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026

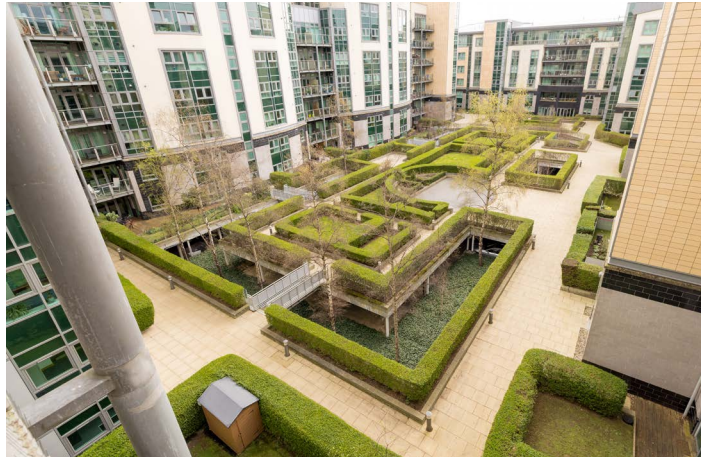


## Location

The cosmopolitan areas of Newhaven, The Shore and the buzzy port neighbourhood of Leith have become a vibrant hub for artisans and entrepreneurs alike. Fast developing its own identity, the area features a great selection of recreational facilities including Ocean Terminal with its multi-screen cinema and wide range of shops, the Royal Yacht Britannia and a David Lloyd Centre, to name but a few. There are good local restaurants by Newhaven Harbour, while for one of the best dining experiences in Edinburgh The Shore features a range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, and is an ideal place to socialise with friends and family. The famous Water of Leith features a beautiful and quiet walkway running from Leith to Balerno, and both Cramond Beach and Portobello Beach are easily accessible. Public transport is extremely well-catered for, with buses from Western Harbour Drive and Pier Place and tram stops on Lindsay Road giving access to all parts of the city. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is also conveniently located for Leith School of Art and there are both primary and secondary schools nearby.



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BEITH  
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The following note is of crucial importance to intending viewers and/or purchasers of the property.

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.