



3/28 Western Harbour Way, Edinburgh, EH6 6LP



# Welcome

Welcome to 3/28 Western Harbour Way - A Stunning Duplex Penthouse with Breathtaking Waterfront Views. Nestled within the prestigious Platinum Point development, this stunning duplex penthouse offers the epitome of modern luxury living. Located on the top two floors of a striking waterfront building, this exceptional four-bedroom residence boasts panoramic views over the Firth of Forth and the charming Newhaven seafront, providing an idyllic backdrop for everyday life.

With an expansive layout spread across the 6th and 7th floors, this bright and versatile penthouse showcases the best of contemporary design, offering an extraordinary living experience that is both private and connected to the stunning coastal environment. The property enjoys immaculate communal gardens, secure underground parking, and an exclusive, peaceful location, all just moments from Edinburgh's city centre.

- Prime waterfront location with open views
- Excellent storage facilities on both floors
- Bespoke, high specification kitchen with larder and hidden pull out units
- Dining area with access to a private balcony
- Contemporary staircase leads to the living room
- Principal bedroom with private en-suite
- Three further bedrooms
- Modern family bathroom
- Gas central heating and double glazing
- Lift access to both 6th and 7th floor, secure entry system and CCTV
- Allocated underground parking space
- Landscaped communal grounds.







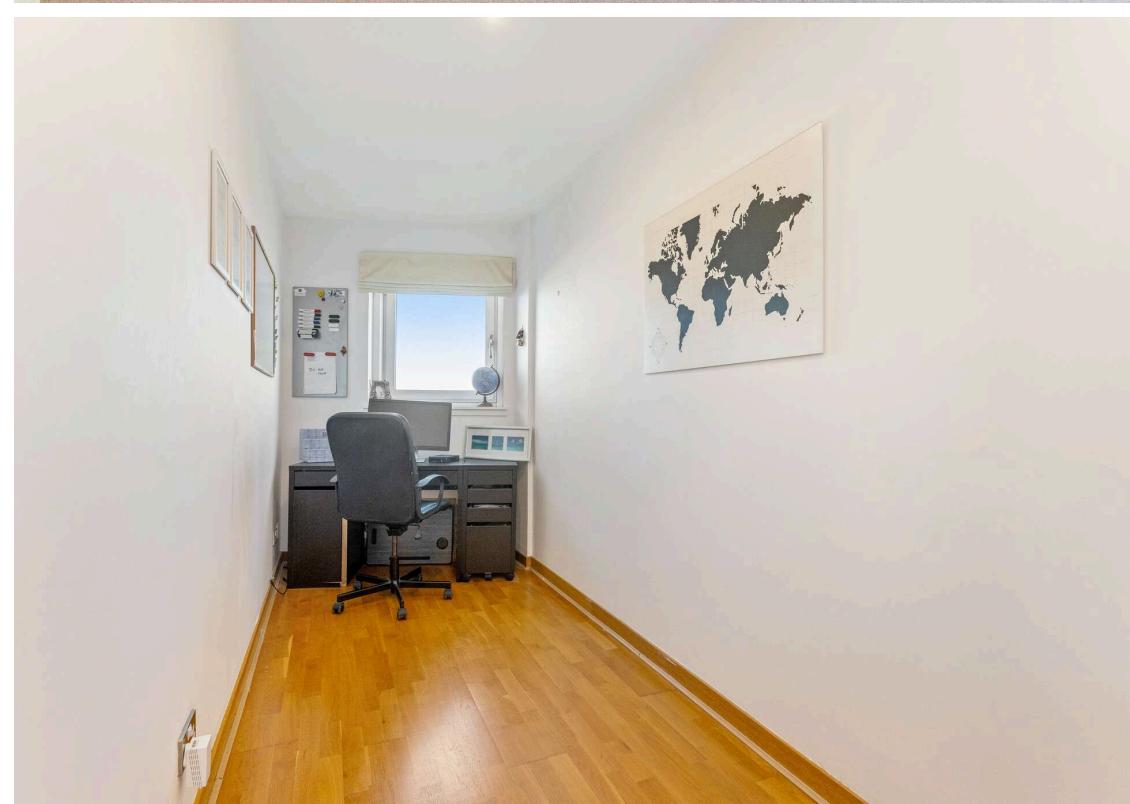
## Newhaven

The property is located in the vibrant Newhaven area, renowned for its historic harbour along the Firth of Forth coastline. The area boasts a blend of period stone-built homes and modern, well-managed residential developments. Local amenities are easily accessible, including a great selection of restaurants, bars, and cafés in the popular Shore area. Fitness enthusiasts will appreciate the nearby David Lloyd gym, while Leith's Saturday market offers local produce. For everyday conveniences, an Aldi, Lidl, and a 24-hour ASDA are available. The area offers well-regarded schooling and is well served by public transport, with regular services, including the extended tram, connecting the property to the city centre and surrounding areas from Western Harbour Drive, Lindsay, and Newhaven Roads.



## Agents notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by James Gibb with an approx annual cost of £1,450, and a £300 deposit which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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 **CHARTERED FIRM**

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