



Offers Over

**£399,995**

## 1/12 Western Harbour Drive

Newhaven | Edinburgh | EH6 6LR

A fantastic opportunity has arisen to purchase this rarely available, truly stunning two bed duplex apartment, forming part of a desirable modern development in the popular district of Newhaven, benefiting from lift access, private balcony, secure parking and communal gardens. The property would undoubtedly appeal to the young professionals looking for a great home close to excellent local amenities and transport links.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Secure Underground Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

In brief the accommodation comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful storage cupboard, contemporary stylish fitted kitchen with integrated appliances, light and airy reception/dining room with lovely open views and stairs accessing upper floor, further spacious second reception room on the upper floor, well proportioned principal bedroom with fitted wardrobes and modern en-suite shower room, good sized second double bedroom with fitted wardrobes and access to balcony, and tiled bathroom with three piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

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

## Gardens & Parking

There are well maintained communal gardens within the development as well as a secure underground parking. Ample additional parking is available within the surrounding area for visitors.

## Factor

There is a factoring fee payable to James Gibb of approx. £252 per month for the upkeep of the communal areas including the maintenance of the gardens, stair cleaning, lift maintenance, planned maintenance of the block and block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





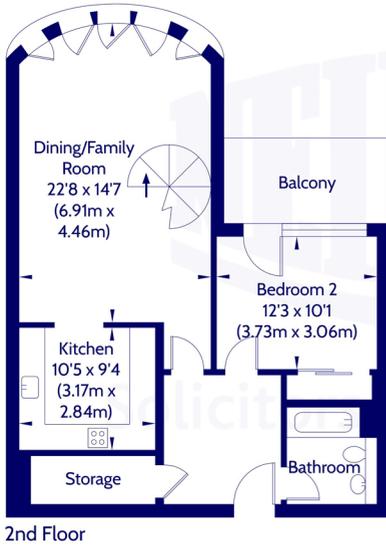
## Location

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. 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).

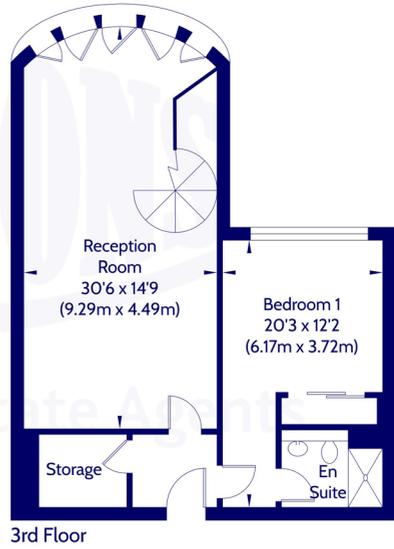




Approx. Gross Internal Floor Area 144 Sq M / 1542 Sq Ft.



2nd Floor



3rd Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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