



Solicitors & Estate Agents











Offers Over

£315,000

6/2 Western Harbour Place

Newhaven | Edinburgh | EH6 6NG

Impressive ground and first floor duplex apartment boasting a private sunny terrace with delightful sea views and secure underground allocated parking space. Forming part of the prestigious Platinum Point waterfront development which affords stunning surroundings, communal landscaped gardens, lift access to all floors and a secure video entryphone system.

-  2 Bedrooms
-  1 Reception Room
-  2 bathrooms, WC apartment
-  Private front terrace & landscaped communal gardens
-  Secure underground allocated parking space
-  Lift access
-  EPC Rating – B
-  Council Tax Band – F



Description

This light-filled, generously proportioned apartment, which extends to over 1100 sq ft, offers a practical layout and stylish interior throughout and shall undoubtedly appeal to the professional person/couple seeking a delightful home in an excellent location. The accommodation is accessed via a large welcoming dining hall with split level wooden staircase leading to the upper floor. There are two useful storage cupboards and a two-piece WC apartment off. The lovely open-plan reception room and kitchen is located to the front and provides direct access to the private terrace with delightful sea views and benefiting from a south-westerly aspect. The kitchen itself is fitted with ample wall and base units with appliances included in the sale. The staircase leads to a generous upper hall with ample space for free-standing furniture. There is a large storeroom and a further external door which leads to the communal stairwell at 1st floor level. There are two spacious double bedrooms, each affording sea views, both fitted with built-in wardrobes and benefiting from ensuite bathrooms. It should be noted that Bedroom 2 has a 4-piece ensuite bathroom with corner shower enclosure with motor jet shower, anti-fog mirror and Bluetooth speakers fitted. Further benefits include a gas central heating system with condensing boiler (under warranty), double glazing and Ethernet cabling to all rooms.



Extras

All the fitted floor coverings, LED light fittings and curtains shall be included in the sale together with the built-in gas hob with hood above, separate electric oven and microwave, washing machine and fridge freezer.

Gardens and parking

The property benefits from its own private terrace to the front of the property enjoying a south-westerly aspect with pleasant sea views. Residents also enjoy access to the attractive landscaped communal garden grounds and there is secure underground parking with allocated parking space.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £211 per month is payable to cover the upkeep of the communal garden grounds, stair cleaning and maintenance, lift and parking area maintenance together with block buildings insurance.

Viewing

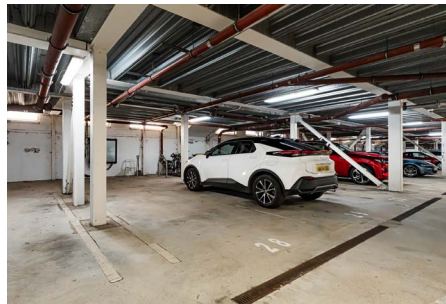
By appointment through Neilsons on 0131 625 2222.





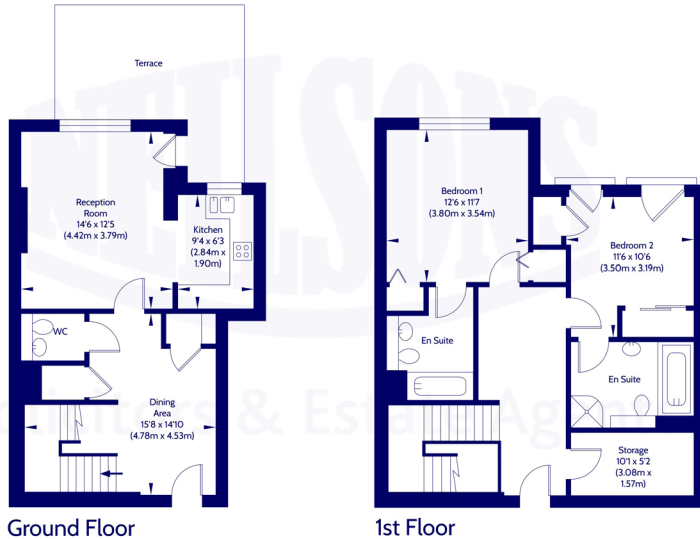
Location

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 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 approximately one mile away. David Lloyd gym is adjacent to the apartment and 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 107 Sq M / 1154 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.



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



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✉ 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

