

5/12 Western Harbour Way

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Stunning waterfront apartment with panoramic Firth of Forth views, private balcony and underground parking



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McEwan Fraser Legal is delighted to present this impressive two-bedroom waterfront apartment, offering contemporary living with stunning panoramic views across the Firth of Forth. Situated within the highly sought-after Western Harbour development, the property further benefits from a private balcony, allocated underground parking, lift access and beautifully maintained communal grounds.

THE LIVING ROOM



The bright and spacious living room is finished in neutral décor with stylish spotlights and wood-effect laminate flooring. Large glazed patio doors flood the room with natural light and provide direct access to the private balcony, creating the perfect space to relax while enjoying the spectacular waterfront outlook.

THE KITCHEN



The fully integrated kitchen has been thoughtfully designed with sleek black gloss cabinetry, light worktops and complementary light grey splashbacks. A built-in storage cupboard enhances practicality, while the adjoining dining area enjoys extensive glazing and its own patio doors leading onto the balcony, making it an ideal space for both everyday living and entertaining.



THE DINING ROOM





The generous principal bedroom is beautifully presented in neutral décor and benefits from built-in wardrobes and a contemporary en-suite shower room. The second double bedroom is also well proportioned and features built-in storage, making it suitable for guests, family members or home working.

Completing the accommodation is a modern family bathroom fitted with a stylish three-piece suite.

THE BATHROOM



BEDROOM 1



benefits from built-in wardrobes and a contemporary en-suite shower room



BEDROOM 2

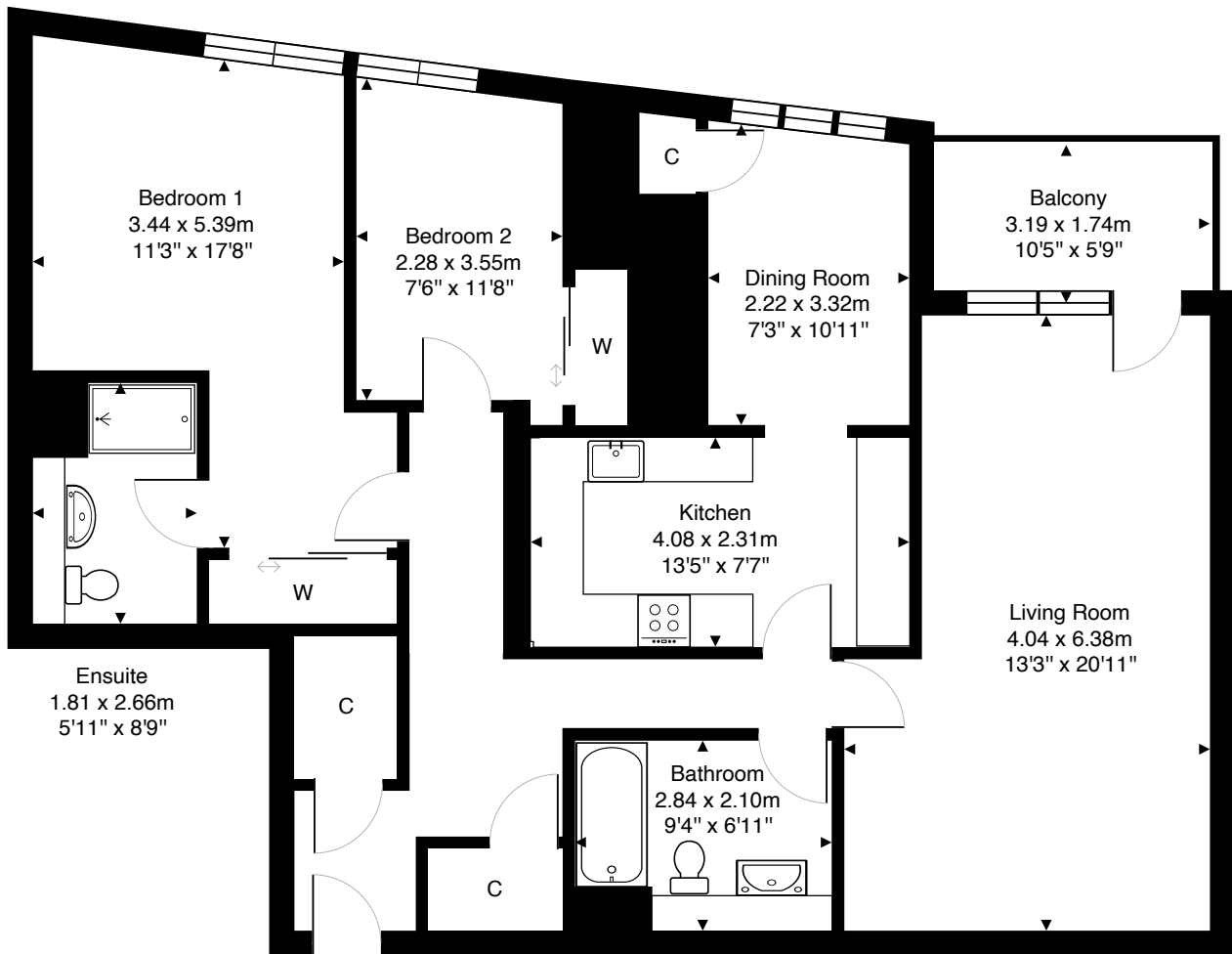


Externally, the property enjoys allocated underground parking, secure entry, lift access to all floors and access to extensive landscaped communal grounds. Combining modern finishes, generous accommodation and an enviable waterfront setting, this exceptional apartment offers an outstanding opportunity to enjoy contemporary living in one of Edinburgh's most desirable residential developments.

EXTERNALS & VIEWS

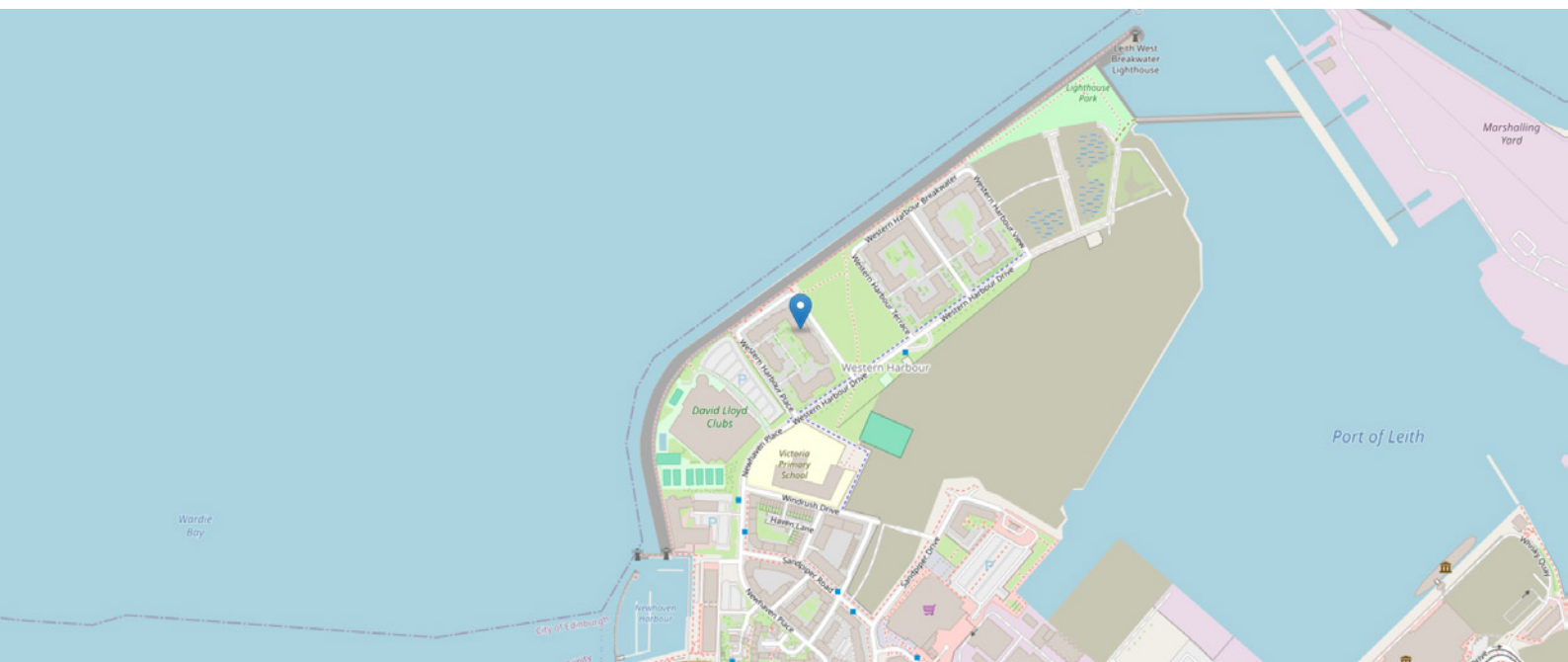


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: B



THE LOCATION

Western Harbour is one of Edinburgh's most desirable waterfront developments, offering a superb coastal lifestyle just a short distance from the city centre. Located in the vibrant Newhaven area, residents enjoy an excellent selection of cafés, restaurants, supermarkets and local amenities, with the popular Shore district of Leith only a short walk away.





The area is exceptionally well connected, with regular bus services and the nearby tram providing direct links to Edinburgh city centre, Waverley Station and Edinburgh Airport. The A1, City Bypass and motorway network are also easily accessible, making this an ideal location for commuters.

Residents can enjoy scenic walks and cycle routes along the waterfront, Newhaven Harbour and the Firth of Forth, while nearby green spaces and leisure facilities offer plenty of opportunities for outdoor recreation. Ocean Terminal, with its range of shops, restaurants, cinema and fitness facilities, is also within easy reach.

Combining stunning waterfront surroundings with excellent transport links and an outstanding range of local amenities, Western Harbour continues to be one of Edinburgh's most sought-after residential locations for professionals, downsizers and investors alike.



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