

# Flat 23, 9 Western Harbour Midway

NEWHAVEN, EDINBURGH, EH6 6LE



Stylish two-bedroom apartment in exclusive Western Harbour, featuring modern interiors, open-plan living, private balcony, and secure parking



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McEwan Fraser is delighted to present this stylish two-bedroom apartment, set within the exclusive and highly sought-after Western Harbour development. Boasting generous proportions, modern interiors, a private balcony and the added benefit of secure underground parking, the property is ideally positioned close to Edinburgh city centre and the scenic waterfront.

Occupying an elevated seventh-floor position, the apartment offers a bright and spacious living environment with a sense of coastal tranquillity. Accessed via a well-maintained communal entrance with a lift, the property opens into a welcoming central hallway with a practical built-in storage cupboard.

## THE LIVING ROOM



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At the heart of the home is the open-plan kitchen and living area, designed for both comfort and functionality. The sleek, modern kitchen flows seamlessly into the living space, which leads out to a private balcony, a perfect spot for enjoying morning coffee or taking in views across the harbour.

# THE KITCHEN



The sleek, modern kitchen flows seamlessly into the living space





Both bedrooms are well-proportioned doubles, providing versatile accommodation. The principal bedroom features fitted wardrobes and ample space for a king-size bed and additional furnishings, while large windows allow natural light to fill the room. The second bedroom is equally adaptable, ideal for guests, home working, or flexible living arrangements.

The bathroom is finished in a neutral palette and includes a white three-piece suite with a shower over the bath, combining style and practicality.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Additional benefits include secure underground parking, lift access, and well-maintained communal grounds, all enhancing the property's long-term appeal and convenience.

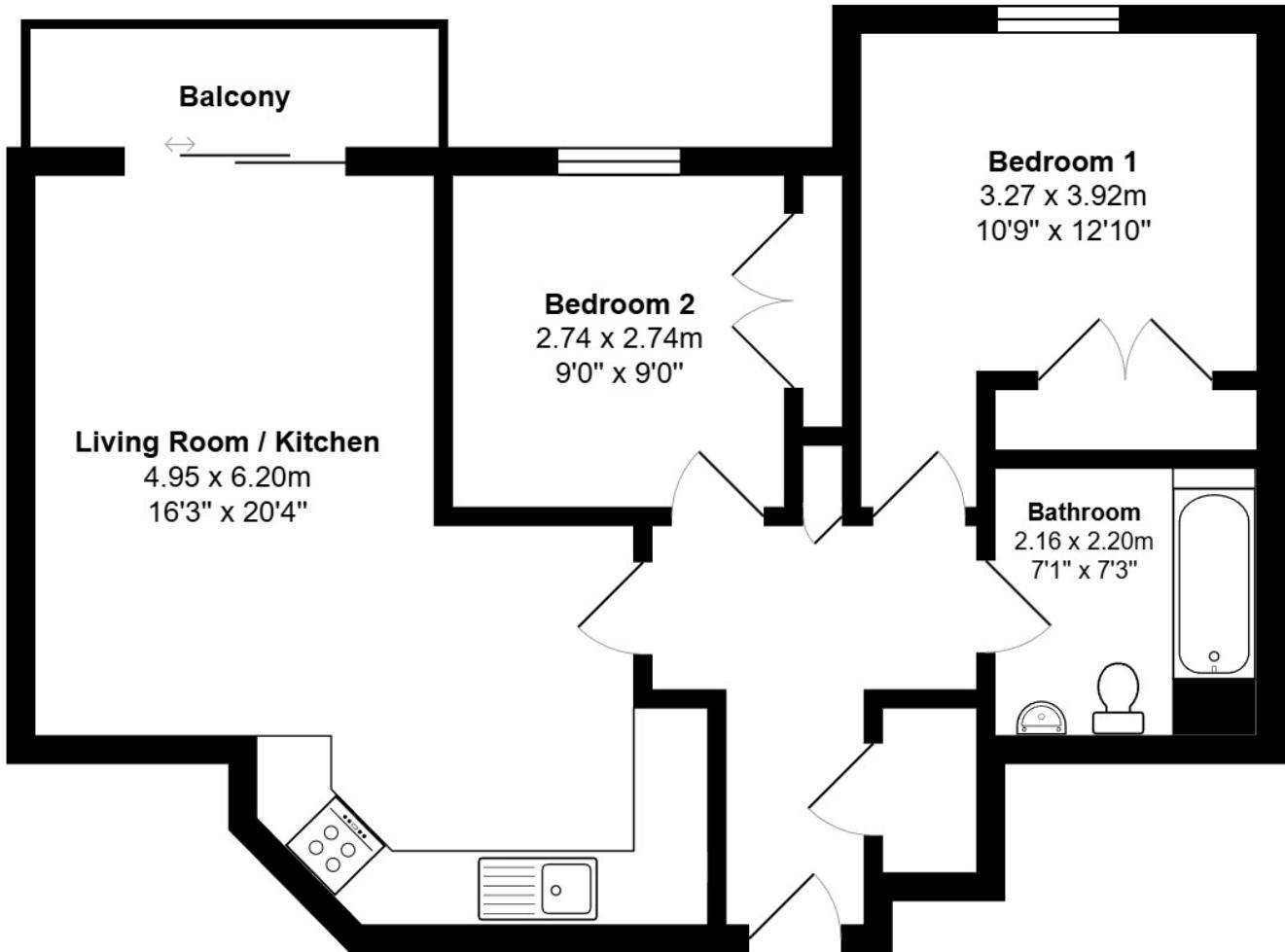
Western Harbour is one of Edinburgh's most desirable waterside communities, offering excellent local amenities including supermarkets, gyms, cafés and the nearby Ocean Terminal retail and leisure complex. Scenic waterfront walks and nearby green spaces provide a welcome escape, while frequent bus and tram connections ensure the city centre is easily accessible.

A beautifully appointed home in an enviable coastal setting, this apartment offers a combination of style, light and convenience, presenting an exceptional opportunity for modern waterside living.

## EXTERNALS & VIEW

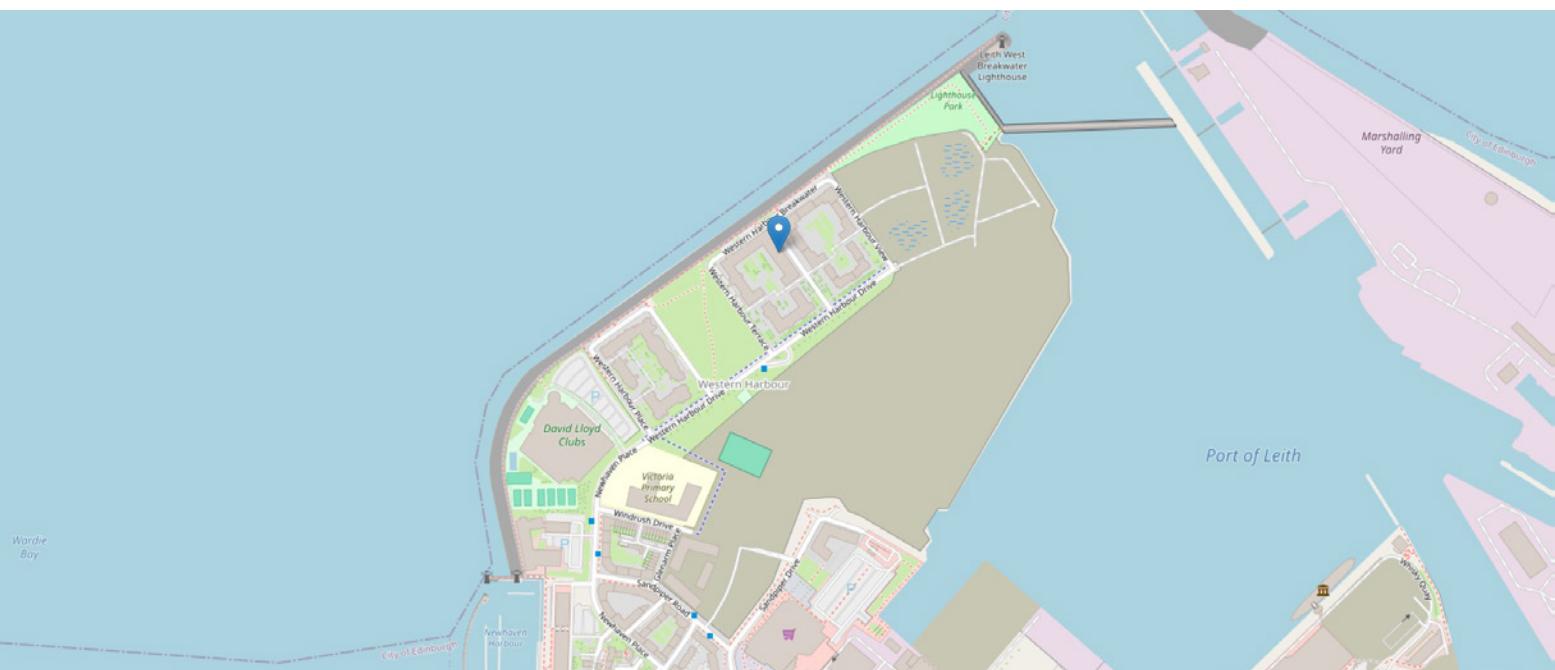


# FLOOR PLAN & DIMENSIONS



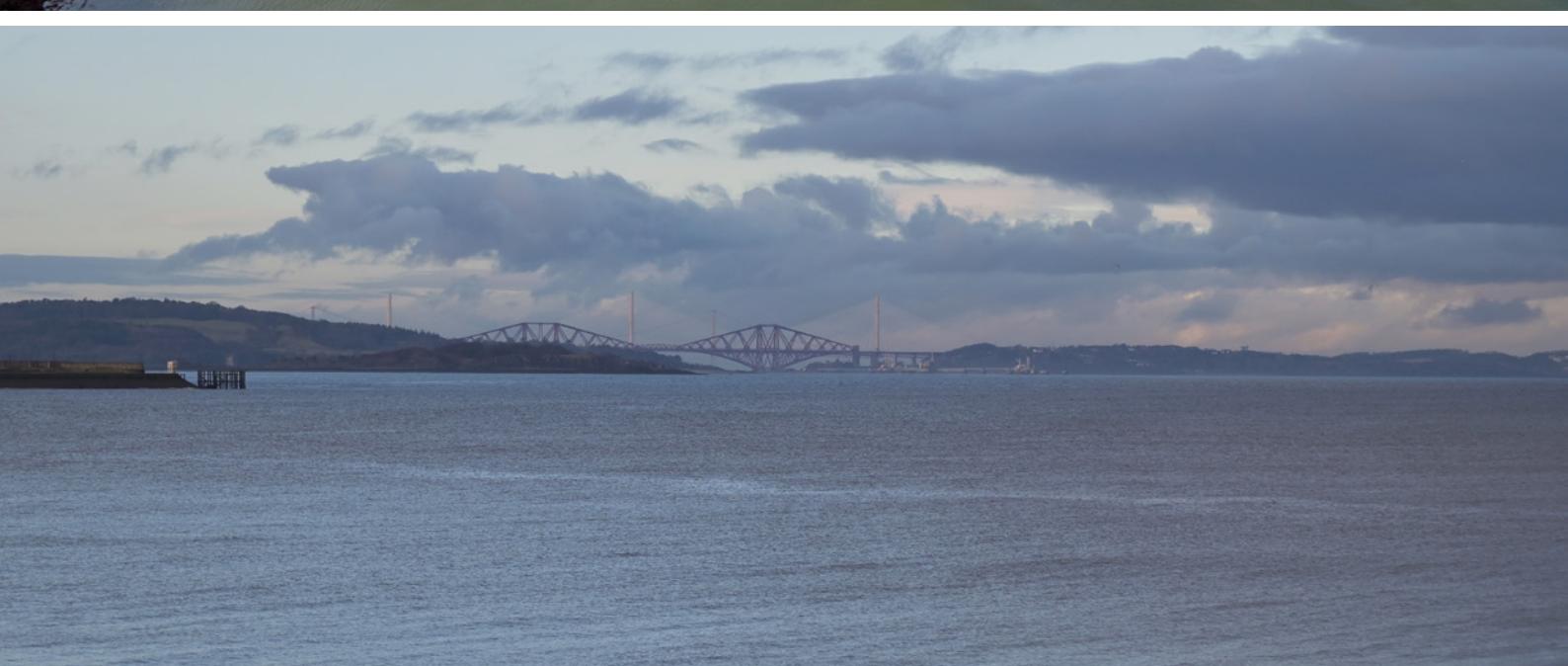
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Western Harbour is a highly sought-after waterfront development in the popular Newhaven area of Edinburgh, offering a superb blend of waterside surroundings and city convenience. The area has matured into a vibrant mixed-use community with an excellent range of local amenities, including stylish cafés, bars, bistros and independent retailers, as well as practical day-to-day services such as convenience stores, gyms and boutiques, all contributing to a lively yet relaxed neighbourhood atmosphere.





Fitness and leisure facilities are particularly well catered for, with both a Pure Gym at Ocean Terminal and the prestigious David Lloyd Health Club located nearby, offering residents excellent options for health, wellbeing and recreation. Within easy walking distance lie the renowned districts of Leith and The Shore, both celebrated for their exceptional selection of restaurants, gastropubs, wine bars and cultural attractions. From award-winning dining to artisan coffee shops and waterfront promenades, the area provides an enviable lifestyle combining historic charm with contemporary urban living.

Transport links from Western Harbour are particularly convenient. In addition to regular bus services and excellent road connections, the Edinburgh Tram service runs from nearby Newhaven, providing a direct and efficient link through Leith to the city centre, Edinburgh Waverley, and Edinburgh Airport, making commuting and travel exceptionally straightforward. The area is also well served by scenic walking and cycling paths along the Water of Leith and the coastline, offering pleasant and practical routes for commuting and leisure.

With its outstanding waterside setting, excellent amenities, strong retail presence and close proximity to Leith, The Shore and central Edinburgh, Western Harbour stands as one of the capital's most desirable residential locations.



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