




McEwan Fraser Legal

Solicitors & Estate Agents

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2/18 Western Harbour Breakwater

NEWHAVEN, EDINBURGH, EH6 6PA

NEWHAVEN

Edinburgh

The Western Harbour development in Newhaven is a popular residential area situated to the north of Edinburgh City Centre. Newhaven comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern developments. It is an area that is rapidly changing with new developments and infrastructure. The tram line is due to extend down to Leith and there are currently good transport links to the city centre and the airport. David Lloyds gym is also a short two minutes' walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A few moments away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world.



2/18

Western Harbour Breakwater

Platinum Point is the premier building in the Western Harbour development and McEwan Fraser is delighted to present this superb 5th-floor two-bedroom apartment to the market. The apartment enjoys fantastic panoramic views across the Firth of Forth, The Three Bridges and Fife. Platinum Point is a fully factored building with lift access to all levels, a secure car park and the apartment includes a private balcony overlooking the landscaped communal grounds in the centre of the development.

Internally, the property is particularly spacious and is comprised of a large lounge, dining kitchen, master bedroom with en-suite, second well proportioned double bedroom, master bathroom, entrance hall with integrated storage and is presented to the market in excellent condition throughout. The property also has recently been assessed for and granted an EWS1 form.



2/18

Western Harbour Breakwater

Accommodation is focused toward the bright and spacious lounge which enjoys dramatic views over the Firth of Forth, an ever-changing vista come rain or shine.

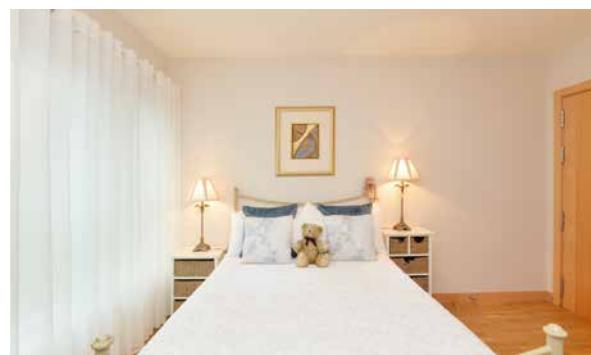
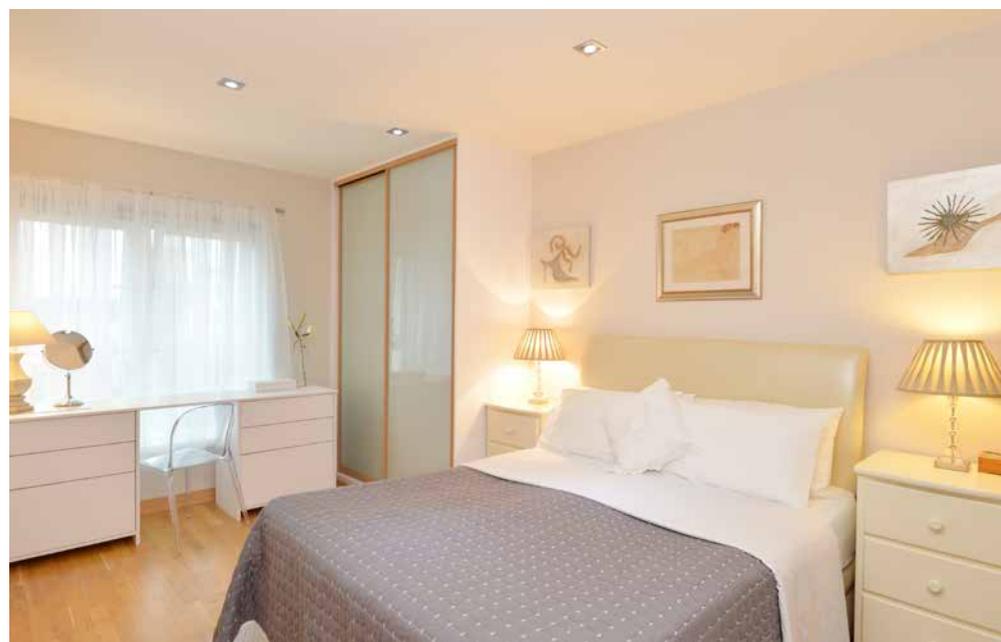
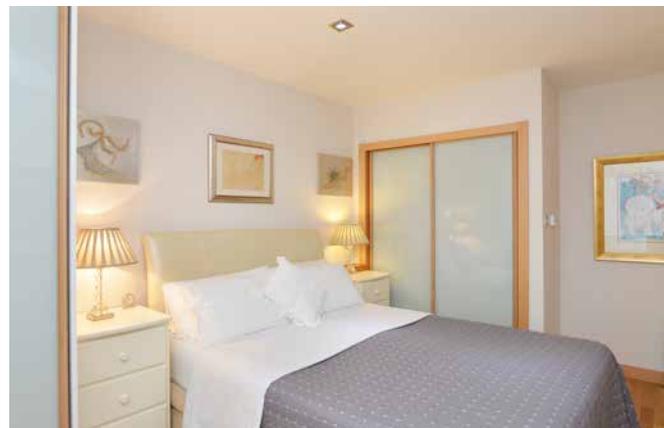
The space on offer gives plenty of scope for a variety of different furniture configurations allowing a purchaser to create a beautiful entertain space to meet their own needs. The dining kitchen further expands the entertaining potential with plenty of space for a dining table adjacent to the doors opening onto the private balcony. The kitchen comprises a generous range of base and wall mounted units with ample prep and storage space for the aspiring chef.



2/18

Western Harbour Breakwater

Both of the bedrooms are well-proportioned doubles that include integrated wardrobes and plenty of space for additional free-standing furniture. The master bedroom benefits from access to a superb en-suite shower room which is finished to the highest contemporary standard. The accommodation is completed by the large master bathroom which is simply stunning with full tiling, designer bath and separate shower.



2/18

Western Harbour Breakwater

For extra warmth and comfort, the apartment boasts double glazing and gas underfloor heating. The building also benefits from a secure video entry system.

The quality on offer within the apartments in Platinum Point far exceed the expectations of even the most discerning buyer and internal viewing is highly recommended.



DETAILS

Floor Plan, Dimensions & Map

Approximate Dimensions
(Taken from the widest point)

Lounge	5.32m (17'5") x 4.52m (14'10")
Kitchen	3.28m (10'9") x 2.83m (9'3")
Dining Area	3.21m (10'6") x 2.37m (7'9")
Bedroom 1	3.89m (12'9") x 3.37m (11'1")
Bedroom 2	5.13m (16'10") x 2.87m (9'5")
Bathroom	2.94m (9'8") x 2.45m (8')
En-suite	2.07m (6'9") x 1.68m (5'6")

Gross internal floor area (m²): 107m²
EPC Rating: B



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