

6/25 Western Harbour Terr

NEWHAVEN, EDINBURGH, EH6 6JN



Large two-bedroom apartment with ocean views, benefitting from a master en-suite, private balcony and secure underground parking



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McEwan Fraser Legal is delighted to present this impressive two-bedroom apartment to the market. Set within a well-maintained contemporary development, the property enjoys an elevated position with breathtaking views across open green space and the waterfront, stretching towards the coastline and city skyline. Internally, the apartment offers generous proportions, excellent natural light, and a superb waterfront setting. Further benefits include a secure entry system, double glazing, allocated parking within a private underground garage, and access to beautifully maintained communal grounds. The property is offered to the market in excellent condition.

THE LIVING/DINING ROOM /KITCHEN



The accommodation is centred around a bright and spacious open-plan living, dining, and kitchen area, which forms the heart of the home. Flooded with natural light from large windows, this fantastic space also provides direct access to a private balcony, perfectly positioned to take full advantage of the uninterrupted views. There is ample room for both lounge and dining furniture, offering flexibility for a variety of layouts and making it ideal for relaxing or entertaining.



The kitchen is well-appointed with a range of integrated appliances, generous storage, and ample worktop space. Its practical layout ensures it is perfectly suited to both everyday use and hosting guests.





The central hallway provides access to two well-proportioned double bedrooms, both presented in a calm, neutral décor and offering excellent storage. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room, while the second bedroom offers flexibility as a guest room, home office, or additional living space.

The internal accommodation is completed by a contemporary family bathroom, finished to a modern standard with quality fittings.

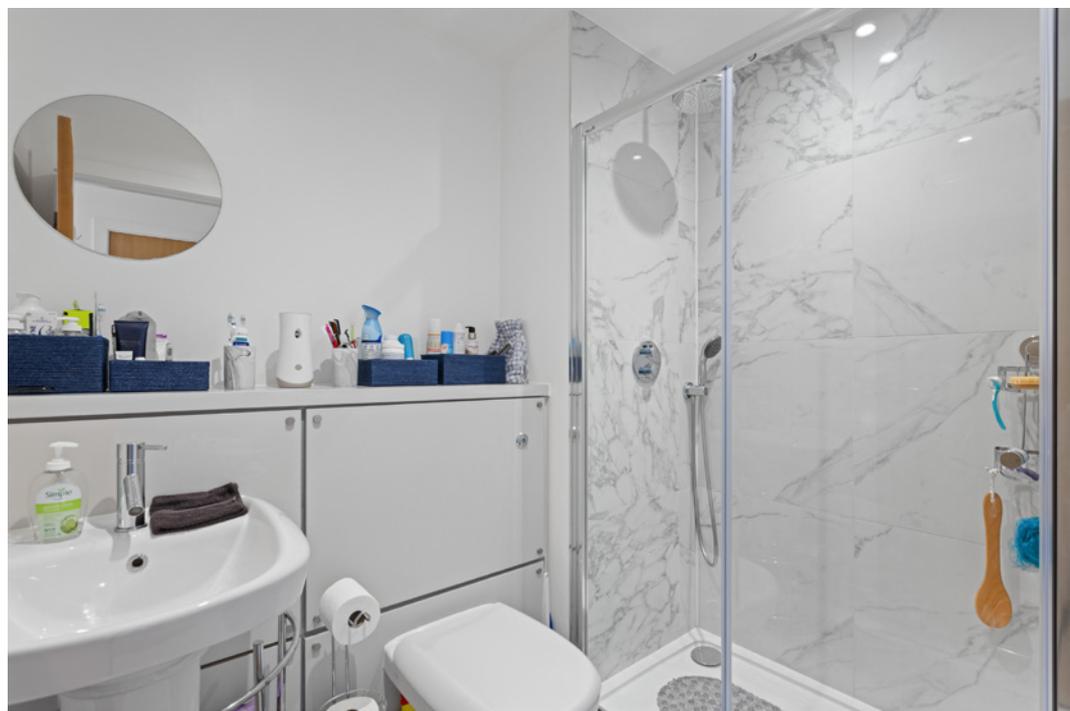
THE BATHROOM



BEDROOM 1



The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room

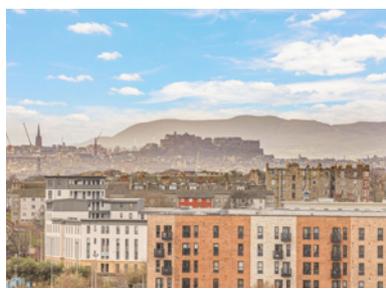
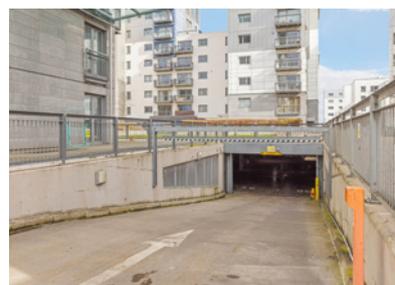


BEDROOM 2

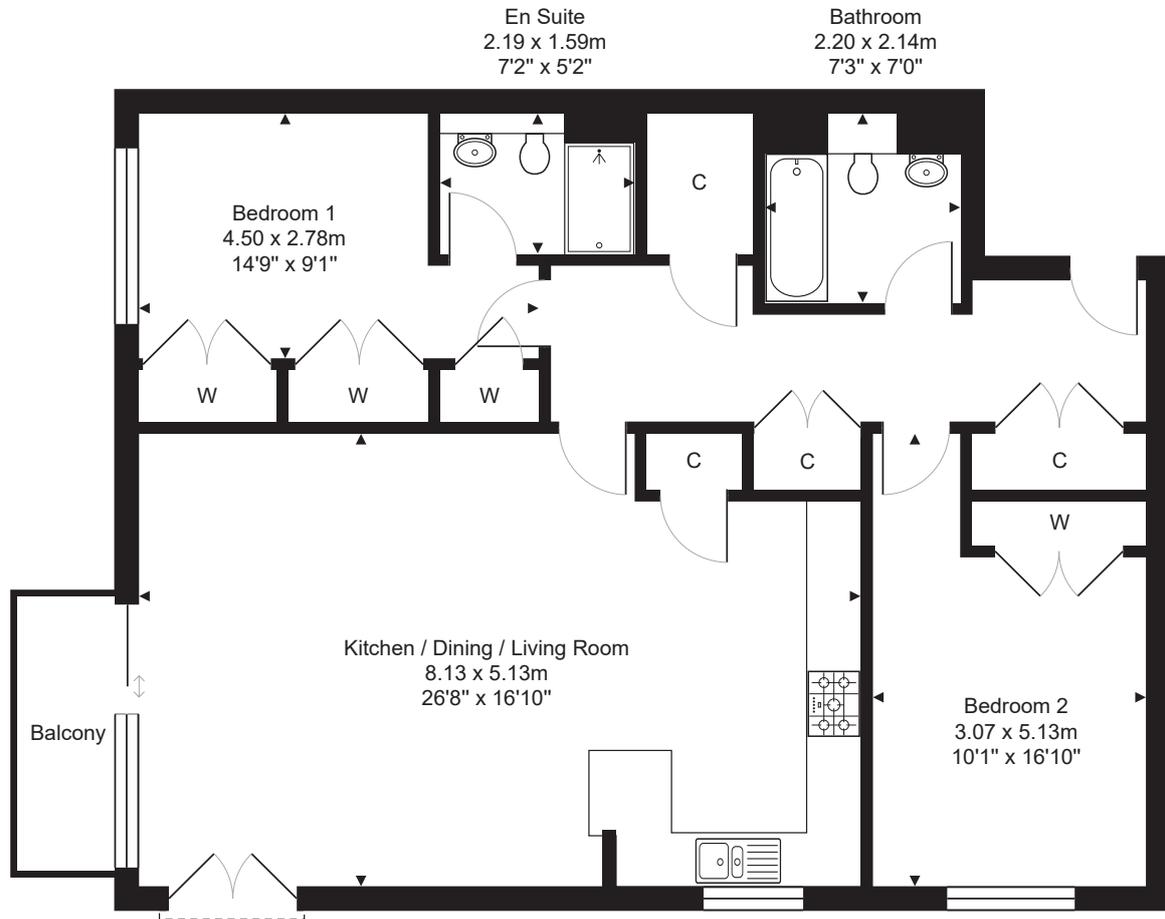


This is a superb apartment in a highly desirable waterfront location. Early viewing is highly recommended to fully appreciate the quality of accommodation and the stunning outlook on offer.

EXTERNALS & VIEWS

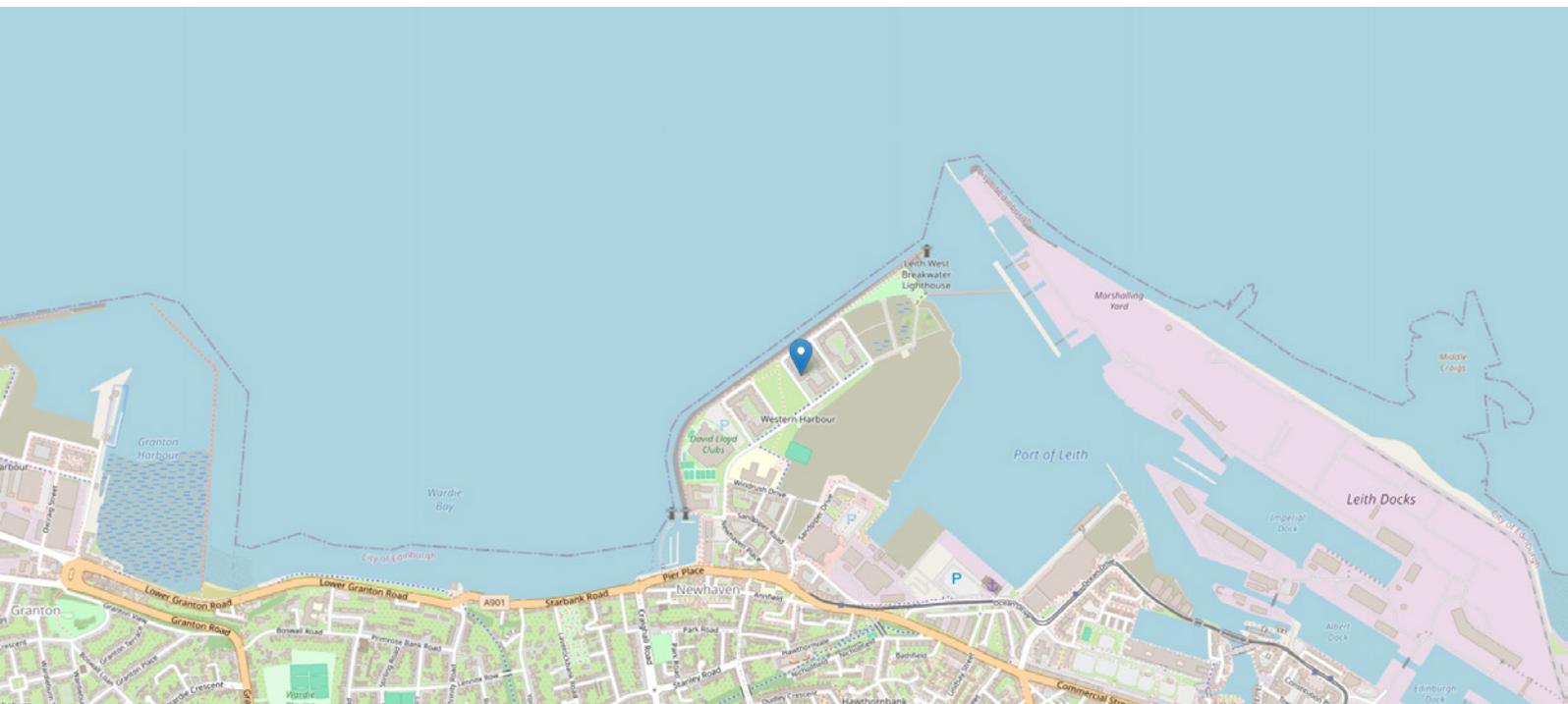


FLOOR PLAN & DIMENSIONS



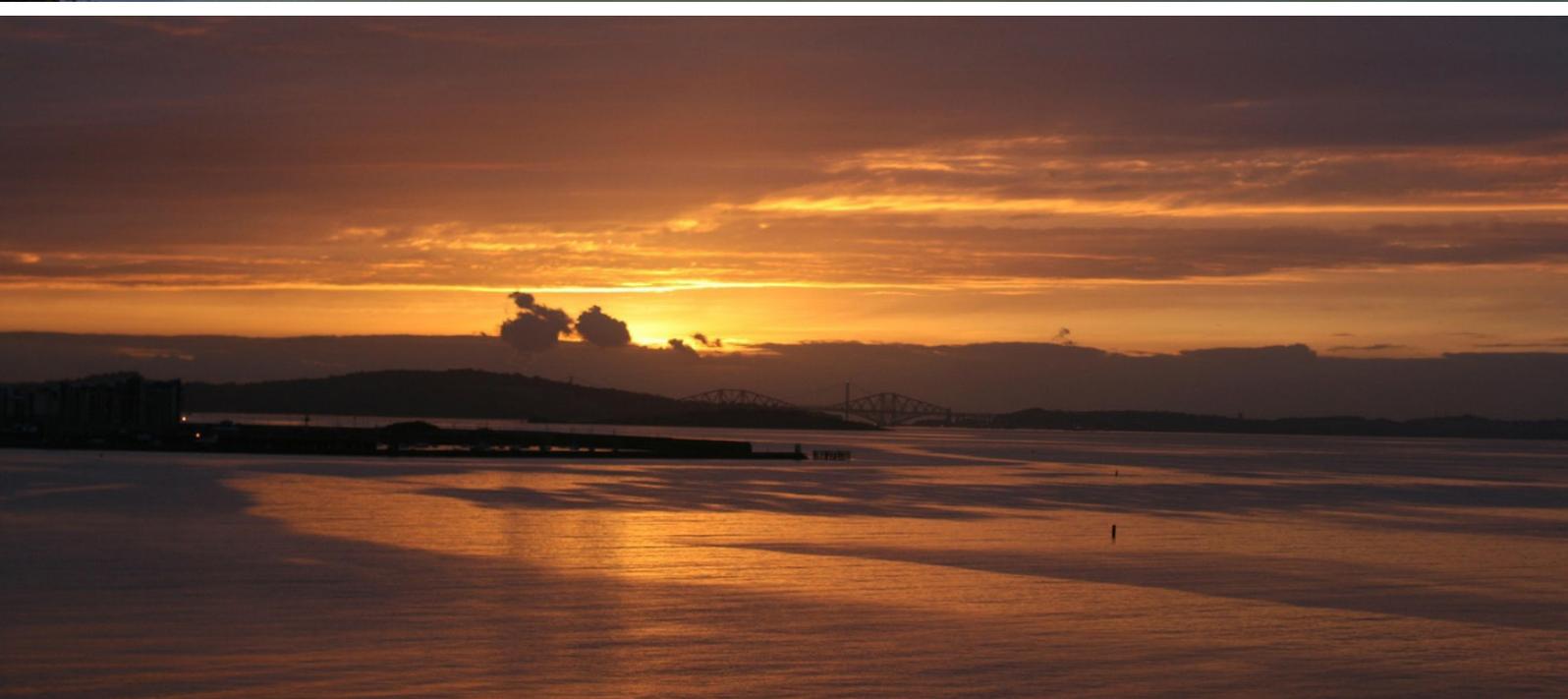
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: B



THE LOCATION

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre, 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 motorists can find easy access to the city bypass via the A902 (Ferry Road).




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