

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

6/14 WESTERN HARBOUR PLACE  
EDINBURGH  
EH6 6NG





Boasting a private south-east and west-facing balcony and secure underground parking, this exceptional two-bedroom apartment within Edinburgh's prestigious Western Harbour development offers a luxurious lifestyle in a sought-after waterfront setting.

Decorated in soft neutrals, the inviting fourth-floor carpeted hallway ushers you into a stunning open-plan sitting and dining room. Bathed in natural light from its south-west-facing aspect, this expansive space enjoys uninterrupted views across the Firth of Forth and the iconic Edinburgh skyline. With a continuation of the hallway's tasteful décor, this room is perfect for relaxation and entertaining. A generous private balcony extends the living space outdoors, providing an idyllic spot to unwind. Adjacent lies the sleek, modern kitchen. Thoughtfully designed, it features natural-toned wall and base cabinetry, illuminated worktops, and high-spec integrated appliances including a gas hob, oven, and extractor hood. A separate utility room ensures additional storage and practicality. Both double bedrooms face south-west, benefitting from the same views and light as the main living area. Each is spacious and beautifully presented, with built-in storage and stylish en-suite bathrooms. Finished to an exceptional standard with wall-hung hidden cistern WCs, baths, and washbasins, the principal bedroom also has a separate shower enclosure. Completing the layout is a versatile office, ideal for remote working and a guest WC.

**VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226**

#### Property features

- Two-bedroom apartment
- South-west-facing sitting and dining room with private balcony
- Modern kitchen and utility
- Two bright double bedrooms with en-suites
- Office
- Guest WC
- Gas central heating
- Double glazing
- Secure underground parking

#### Area

Lying two miles north of Edinburgh city centre on the Firth of Forth, coastal Newhaven is a sought-after residential location featuring a historic harbour, excellent transport links, and a variety of amenities. Bustling bars and restaurants can be found at the waterfront including The Harbour Inn and Porto and Fi's, while Ocean Terminal, only a short drive away, boasts casual dining choices along with a VUE Cinema and high street stores. Leith's fashionable Shore, with its renowned restaurants and bars is within easy reach. There is an array of leisure activities in the vicinity including those at David Lloyd Newhaven and at Victoria Park which has tennis courts and a bowling green. Local schooling includes Trinity Academy and Victoria Primary School. Daily shopping needs are met by a 24-hour ASDA, as well as a Sainsbury's Local on Craighall Road. Transport links include regular bus and tram services providing a swift route to Leith and the city centre.

#### EPC Rating: C

#### Home Report

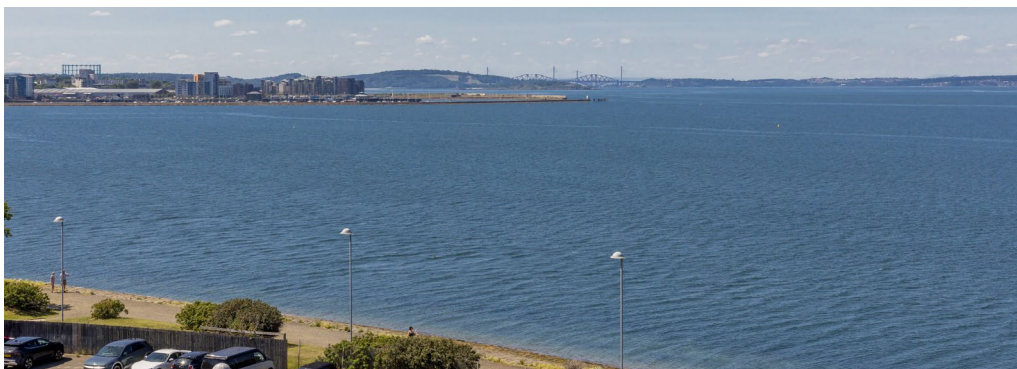
Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.





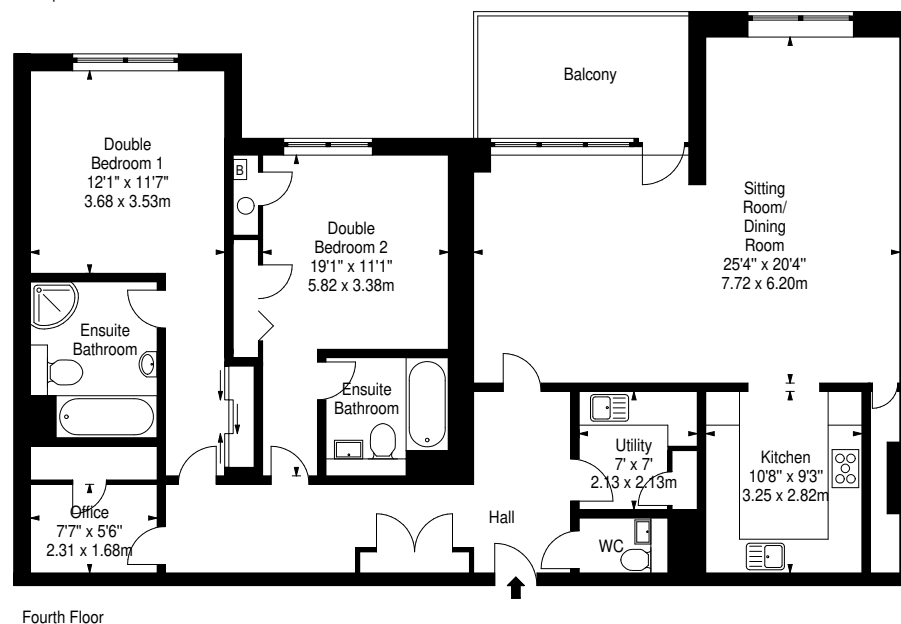




## Western Harbour Place, EH6 6NG



Approx. Gross Internal Area  
1419 Sq Ft - 131.83 Sq M  
For identification only. Not to scale.  
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