McEwan Fraser Legal
Solicitors & Estate Agents

6/21 Western Harbour Terrace

NEWHAVEN, EDINBURGH, EH6 6JN



Spacious two-bedroom apartment with superb open views towards the coastline and city skyline, featuring a private balcony, en-suite principal bedroom and secure underground parking



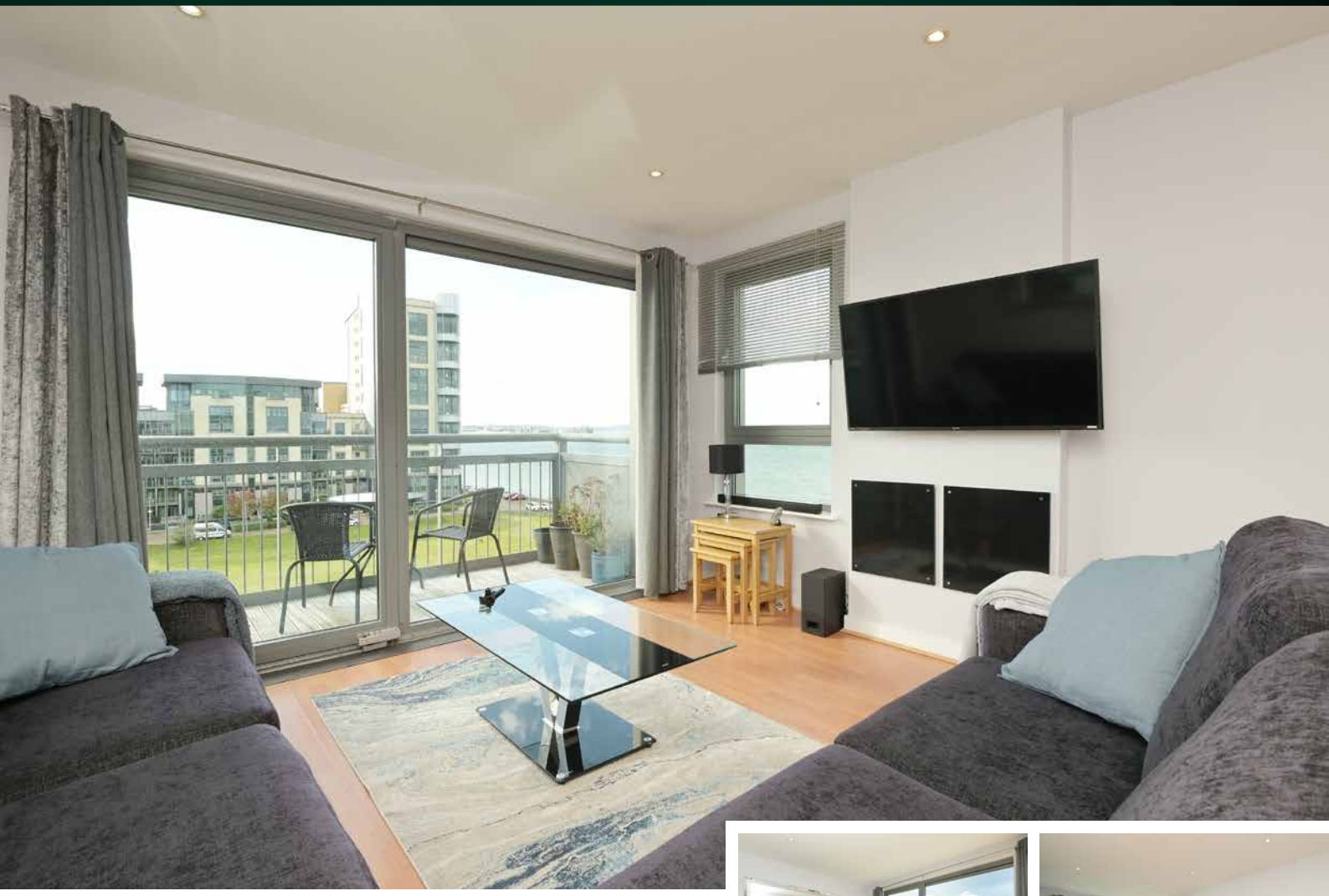
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McEwan Fraser Legal is delighted to present this impressive two-bedroom apartment, enjoying an elevated position within a well-maintained modern development and boasting a superb open outlook towards the coastline and city skyline. Presented to the market in good order, the property offers generous proportions, excellent natural light and a fantastic contemporary living space. Further benefits include double glazing, secure entry, allocated parking within the private underground garage and beautifully maintained communal grounds.

THE LIVING ROOM









The heart of the apartment is undoubtedly the bright and spacious open-plan living, dining and kitchen area. Large windows flood the room with natural light and make the most of the impressive outlook, while doors open directly onto the private balcony. There is plenty of space for both comfortable lounge furniture and a full-size dining table, creating a sociable and flexible space that works equally well for everyday living or entertaining.

THE KITCHEN



The kitchen is incorporated neatly into the main living space and offers an excellent range of fitted units, integrated appliances and generous worktop space.









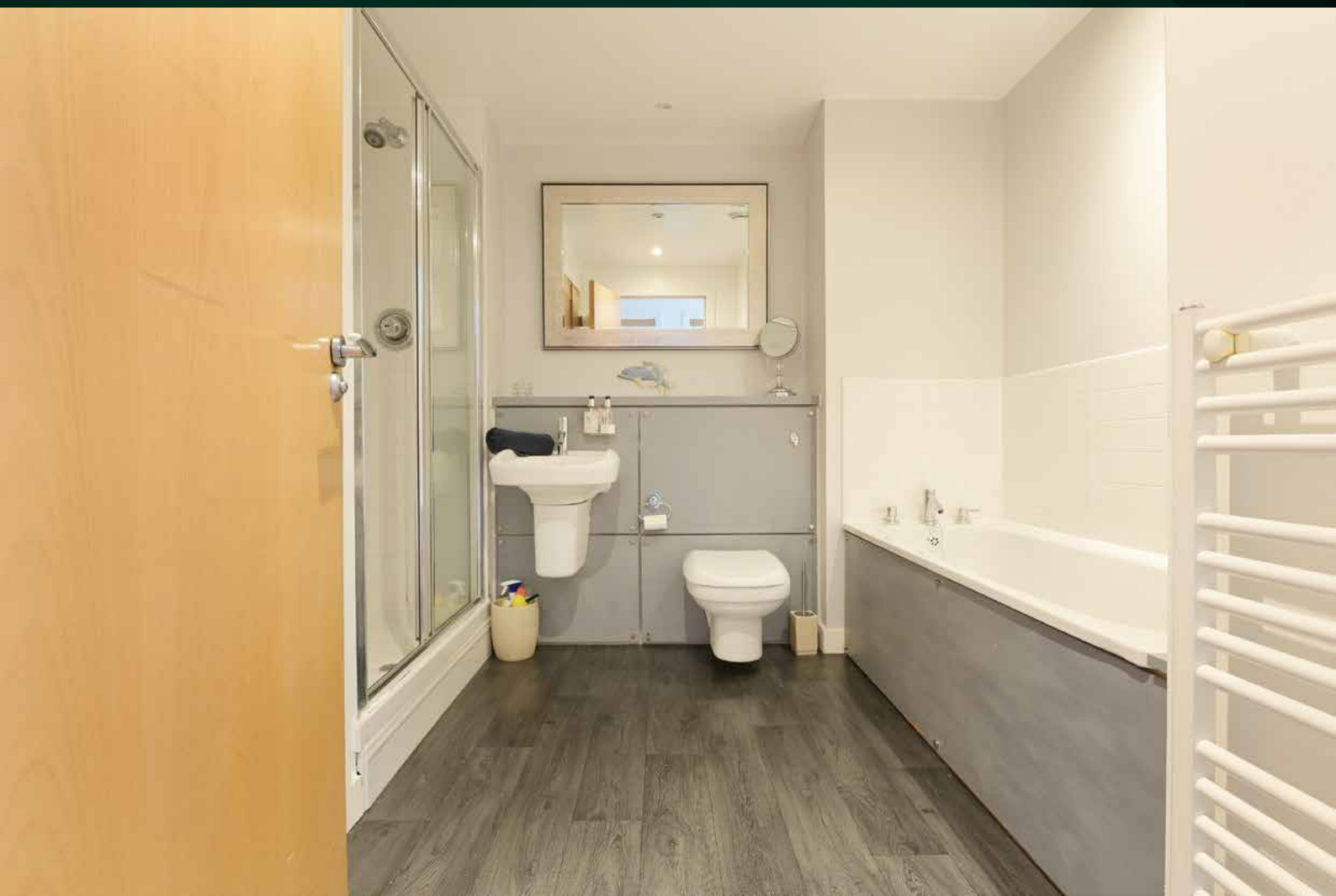




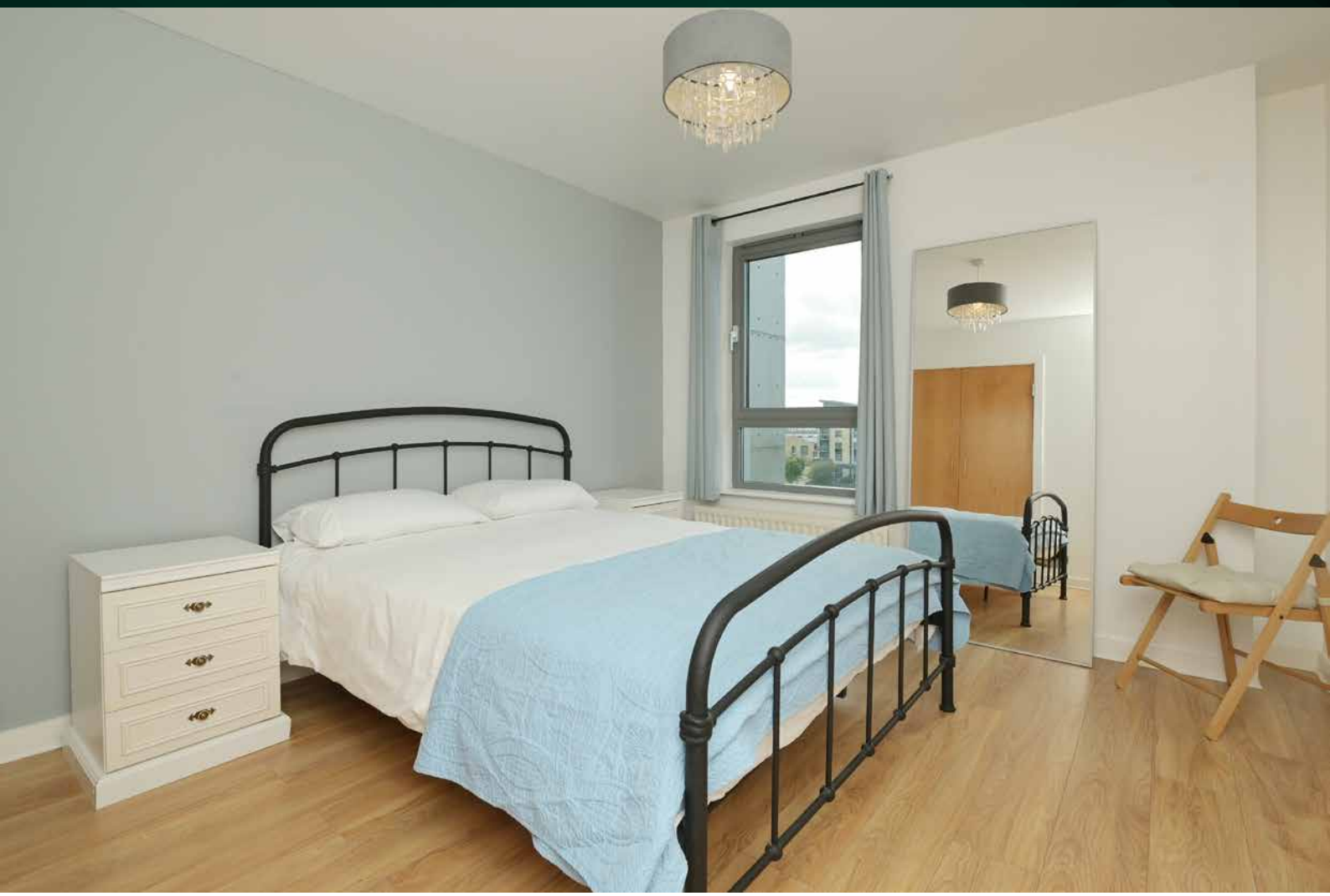
The central hallway provides access to two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the second bedroom is another comfortable double and would work equally well as a guest bedroom or home office if required.

Completing the accommodation is the contemporary main bathroom, which is finished in a clean modern style with a quality suite and fittings.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from built-in wardrobes and its own en-suite shower room

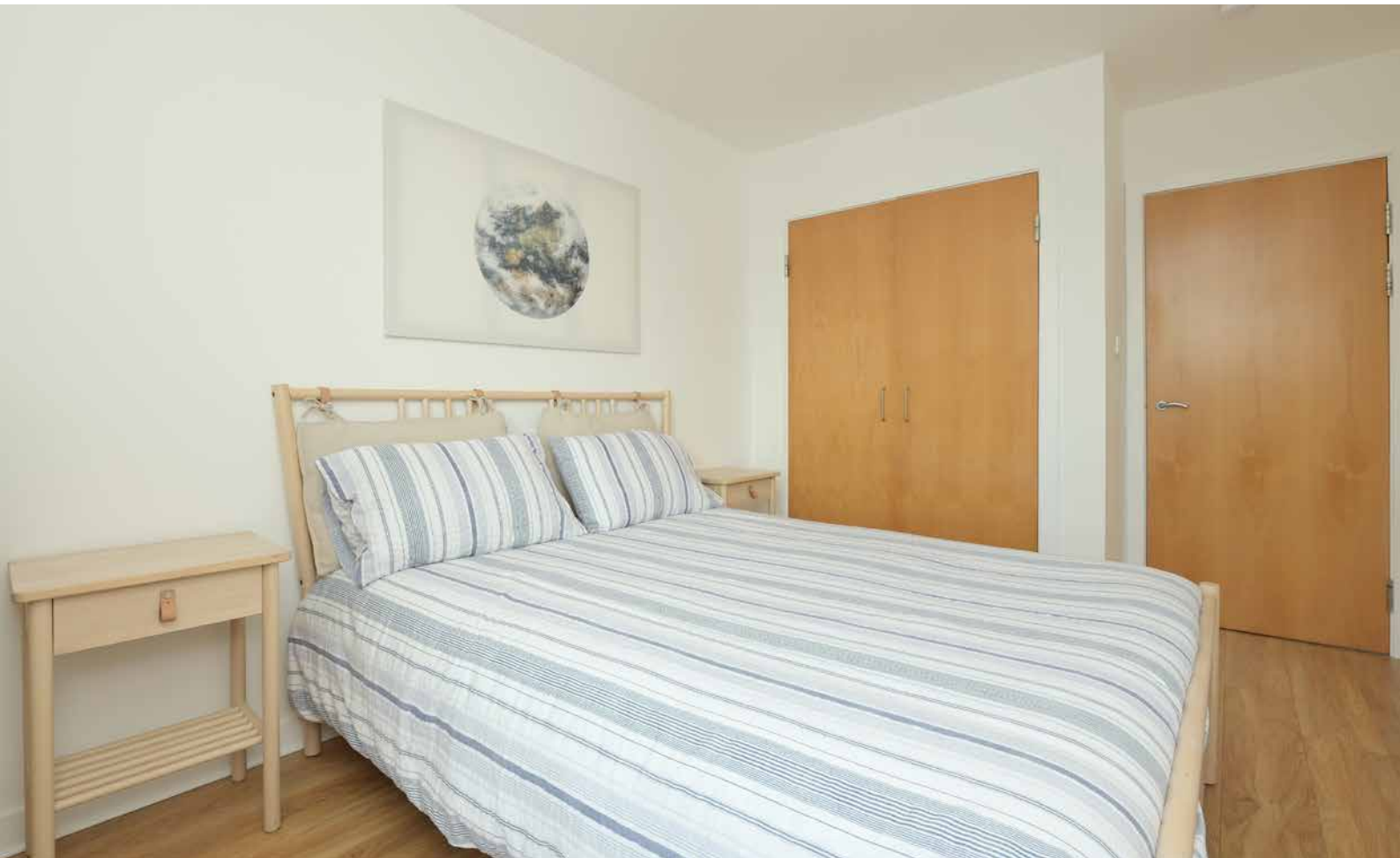






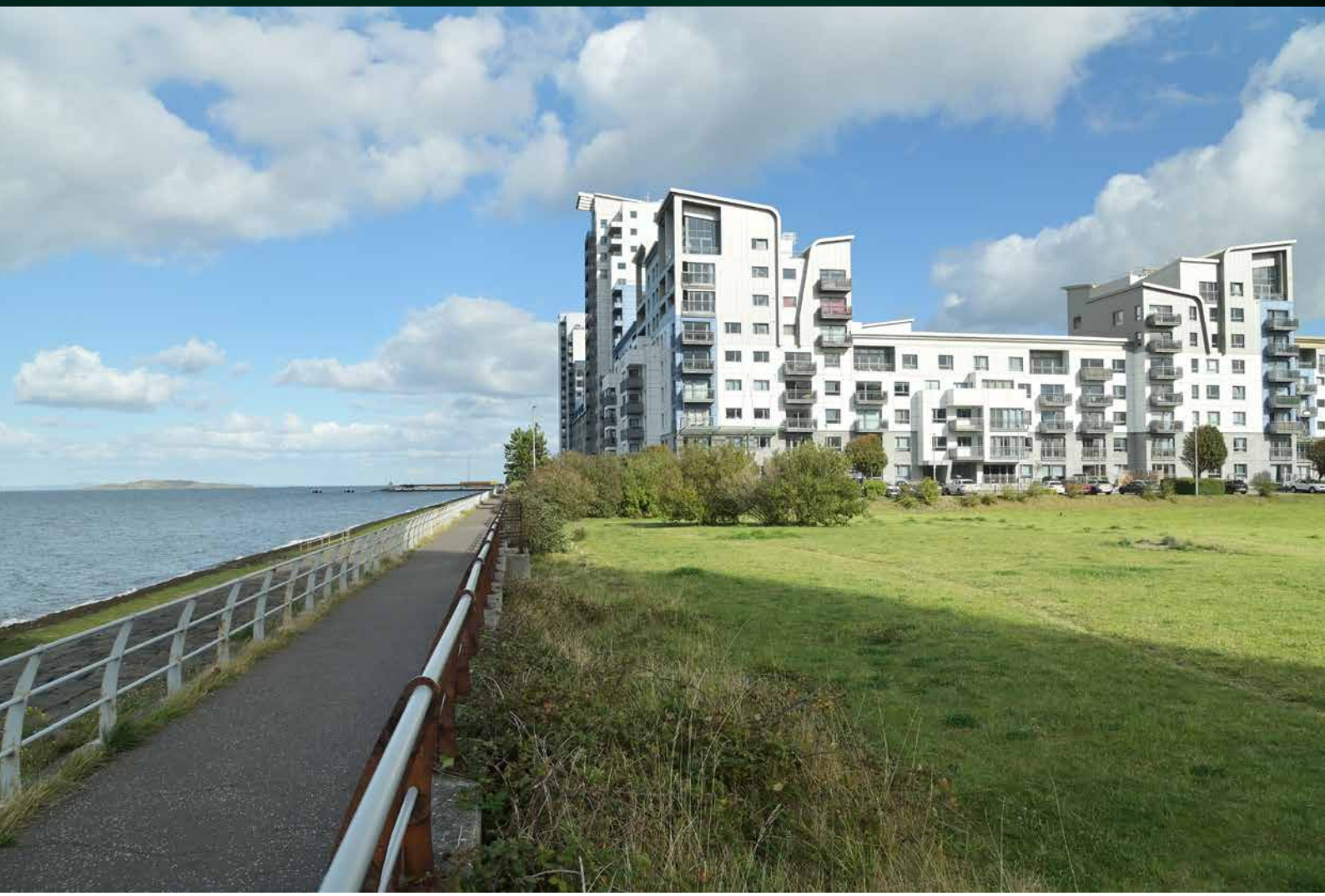
BEDROOM 2





This is an excellent apartment combining generous modern accommodation with secure underground parking, private outside space and an exceptional waterfront outlook. The property is offered to the market chain-free, providing the opportunity for a straightforward purchase, and early viewing is highly recommended.

EXTERNALS











VIEWS



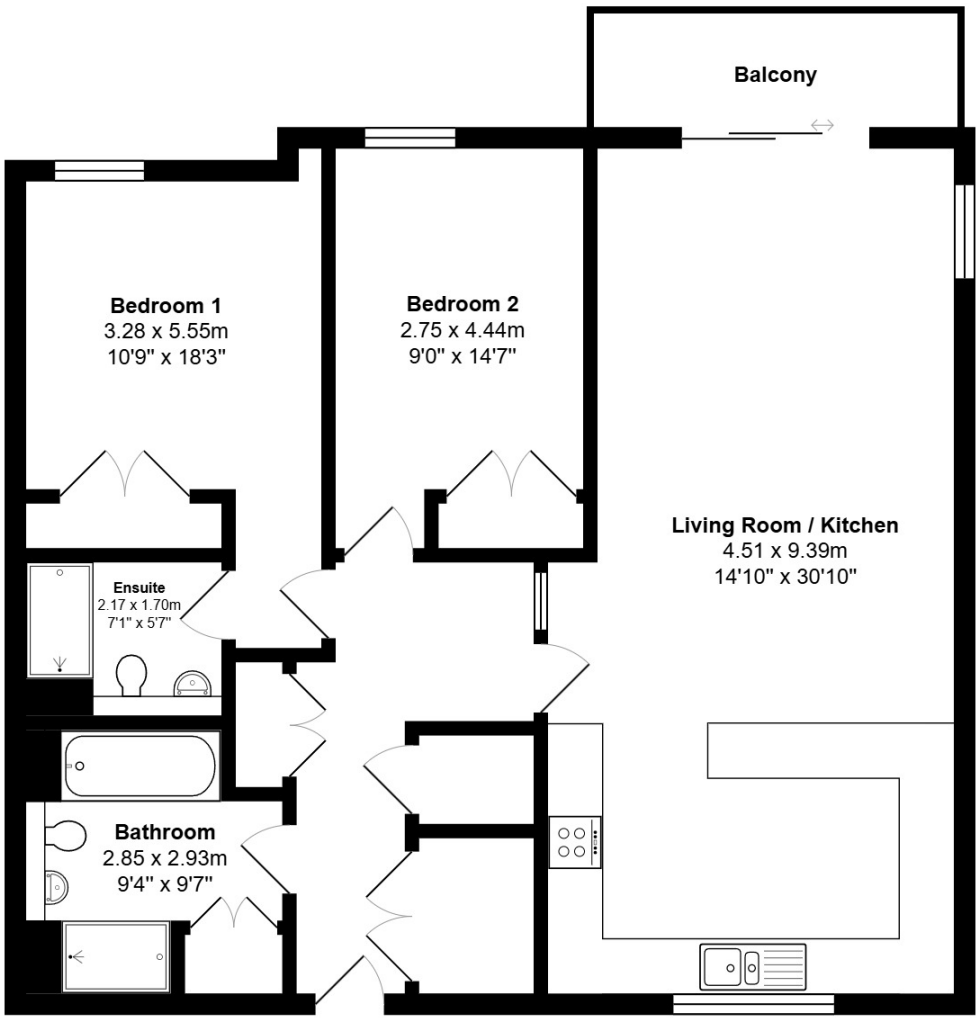






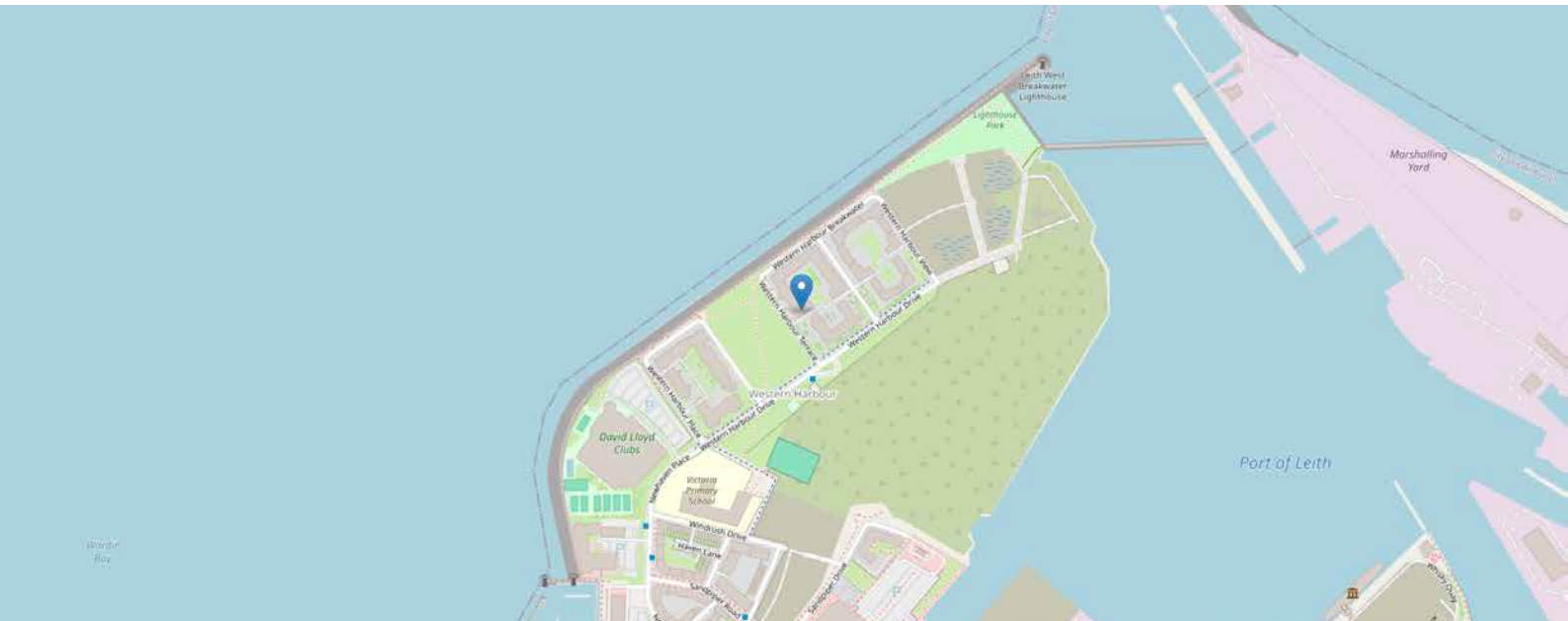


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): $95m^2$ | EPC Rating: B



THE LOCATION

Western Harbour is a highly sought-after waterfront development in the popular Newhaven area of Edinburgh, offering an excellent combination of coastal surroundings and easy access to the city centre. The area has developed into a thriving residential neighbourhood, with a good range of everyday amenities close at hand, while the wider Newhaven and Leith areas provide an outstanding choice of cafés, bars, restaurants, independent shops and leisure facilities.







Newhaven Harbour is within easy walking distance and provides an attractive waterfront setting alongside a selection of popular places to eat and drink. A little further along the coast, Leith and The Shore are renowned for their vibrant social scene and exceptional choice of restaurants, gastropubs, wine bars and cafés. Ocean Terminal is also nearby, offering shopping, leisure facilities and a cinema, while everyday essentials are well catered for by a large Asda supermarket and numerous local shops.

There are excellent opportunities for fitness and recreation, with PureGym at Ocean Terminal and David Lloyd Edinburgh Newhaven both conveniently located nearby. The surrounding waterfront also provides attractive routes for walking, running and cycling, with paths extending along the coastline and connecting with the wider network of routes around north Edinburgh.

Transport connections are excellent. Regular bus services operate throughout the area, while the Edinburgh Tram terminus at Newhaven provides a direct and convenient service through Leith and the city centre to Haymarket and Edinburgh Airport. Road connections are equally straightforward, making Western Harbour a particularly practical base for those commuting across Edinburgh or travelling further afield.

Combining a waterfront setting with excellent amenities, leisure facilities and transport links, Western Harbour offers a highly appealing lifestyle within easy reach of Newhaven, The Shore, Leith and Edinburgh city centre.







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