



Offers Over

£410,000

3/9 Western Harbour Breakwater

Newhaven | Edinburgh | EH6 6PA

Waterfront living, on a generous scale. Few Edinburgh addresses deliver a view quite like this. Set on the upper floors of Platinum Point – one of Western Harbour's most architecturally distinctive buildings – this exceptional two-bedroom duplex frames the full sweep of the Firth of Forth, with the iconic Queensferry Crossing and the Forth Bridge visible from both the lounge and the principal bedroom. Extending to a generous 156 squared metres across two thoughtfully arranged floors, the apartment offers the space and flexibility of a substantial home, significant storage, with the security and convenience of a premium managed development.

-  2 bedrooms
-  Separate lounge and dining room
-  2 en suites
- 2 additional box rooms – dressing storage or home-office potential
-  Private balcony
Communal gardens
-  Allocated underground parking
-  Passenger lift
-  EPC Band - B
-  Council Tax Band - G



Description

Offers over £410,000. Approximate internal area 156m² / 1,679 sq ft. Two double bedrooms. Two reception rooms. Two additional box rooms – dressing storage or home office potential. Private balcony. Two en suites. Allocated underground parking. Passenger lift. Fitted dressing storage and a second box room with book-room potential.

An open timber staircase connects the dining room with the lounge above, giving the apartment a distinctive two-level arrangement. The dining room opens directly onto the private balcony, while the third floor lounge has waterfront glazing and a Juliet balcony. There is space to entertain around a proper dining table and to relax in a separate living room.

Both double bedrooms enjoy waterfront outlooks and have fitted wardrobes and their own en-suite bathrooms. The principal suite is situated on the third floor and has a separate bath and shower cubicle; the second bedroom is on the lower level, with a shower over the bath.

Two substantial internal box rooms are accessed from the third floor hallway, in addition to the bedrooms' fitted wardrobes and the separate utility room. One is fitted with rails and shelving for clothing and shoes, providing dedicated dressing-room storage. The other offers potential for use as a small home office, subject to suitability.

The kitchen sits off the dining room, and a separate utility room keeps laundry away from the cooking space. A guest WC adds everyday convenience. Further features include gas-fired underfloor heating, double glazing, secure entry, a passenger lift and an additional entrance from the third floor common landing.

The apartment forms part of a development with landscaped communal gardens and has an allocated space in the secure underground garage. The waterfront promenade runs alongside Platinum Point, with Newhaven Harbour, Leith and The Shore forming part of the wider setting.

Further benefits include a secure door entry system, passenger lift, double glazing, and underfloor gas central heating.

Factor fees are payable at approximately £178 per month including communal maintenance, lift servicing, grounds upkeep, building management, and buildings insurance.

Interior photographs show the apartment previously furnished. The property is now unfurnished.



Gardens & Parking

Externally, the development benefits from well-maintained communal grounds. There is an allocated parking space within the secure underground garage, as well as on-street parking to accommodate further residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and microwave, freestanding American-style fridge-freezer, Heatmiser remote heating control system, X-Sense system (including its remote-control equipment), light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





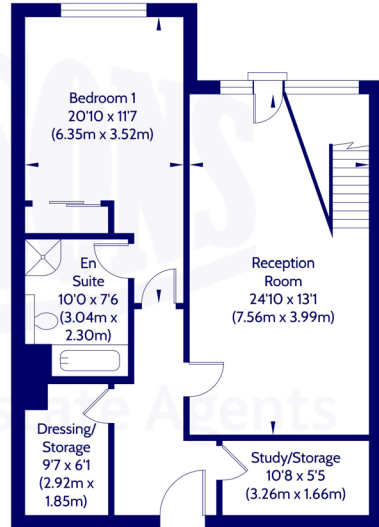
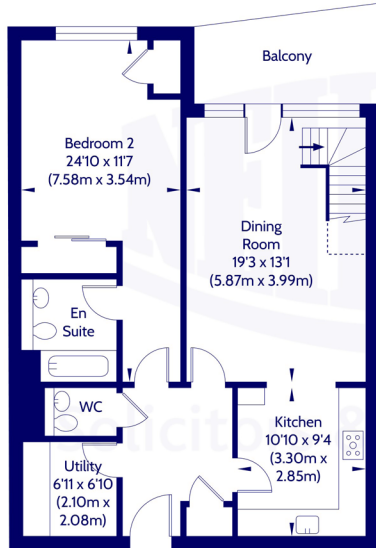
Location

The property is set within the Western Harbour development at Newhaven, which is situated to the north of Edinburgh city centre and approximately three miles from Princes Street. The property is in the catchment area for Trinity High School. 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 the motorist can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 156 Sq M / 1679 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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