



8/12 Western Harbour Breakwater  
NEWHAVEN | EDINBURGH | EH6 6HZ

  
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solicitors & estate agents



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Fabulous two bedroom, 3rd floor waterfront apartment in sought after location boasting balcony with fabulous uninterrupted views of the Firth of Forth and the three Bridges, and an allocated space in the secure underground car-park. The property forms part of an exclusive factored development with a lovely shared courtyard garden and offers a spacious and light filled interiors. The stylish public room falls naturally into sitting and dining areas which open out to the balcony looking across the Forth estuary. The kitchen is accessed from the hallway and is open to the dining area, and is ready to use with a full range of integral appliances and there is also a utility cupboard off the hallway. The double bedrooms are quietly situated overlooking the courtyard, one with a Juliet balcony and walk-in dressing room, the other with built-in wardrobe space, while both benefit from an en-suite shower-room. The modern bathroom completes the accommodation. An allocated parking space is located within the underground garage, which is accessed by a key fob, with further spaces available on the street.

- Entrance hallway with good storage options
- Spacious living/dining space with stunning views over Firth of Forth to Bridges and Granton Harbour
- Stylish fitted kitchen with full range of integrated appliances
- Two double bedrooms, one with walk-in dressing room and one with built in wardrobes, and both with en-suite shower rooms
- Modern bathroom
- Gas central heating and double glazing
- Security entry phone system and lift
- Allocated parking in secure garage, plus on-street parking
- visitors and residents' parking

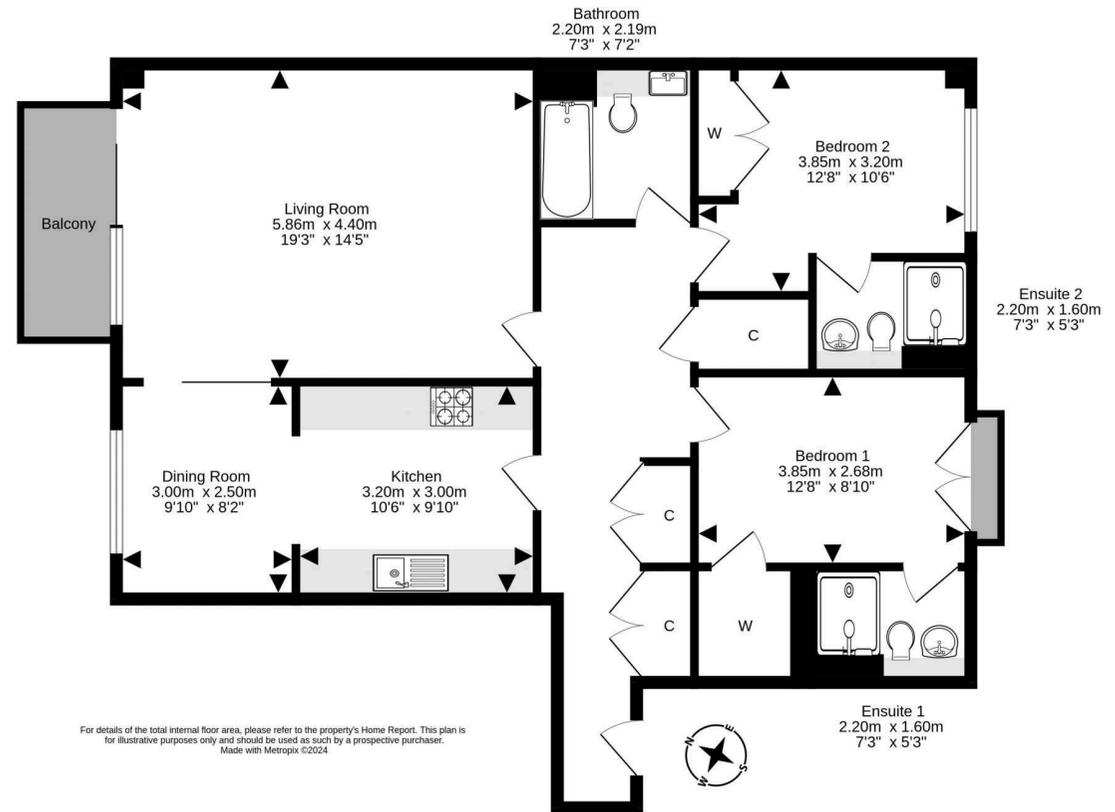
Included in the sale will be the curtains and integrated appliances. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering various retail outlets in addition to a multi-screen cinema and tourist attractions. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.





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