



4/2 Western Harbour Terrace

NEWHAVEN | EDINBURGH | EH6 6JQ



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4/2 Western Harbour Terrace is a well-presented ground-floor flat forming part of a mature modern development located in the vibrant and cosmopolitan area of Newhaven. This contemporary and spacious property boasts an allocated parking space within the underground garage and landscaped grounds.

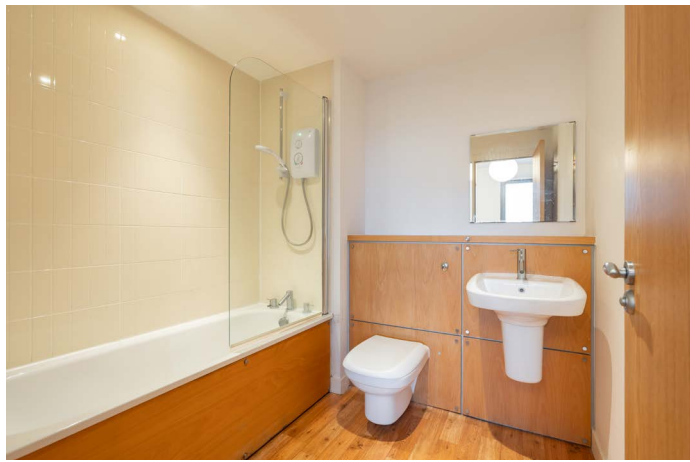
Welcoming and spacious hall with storage cupboard and utility cupboard; bright and generously proportioned open-plan living room / dining room / kitchen with Juliette balcony; kitchen with ample floor standing and wall mounted units and integrated appliances; double bedroom with built-in-wardrobes; ensuite bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Secure under-ground parking. Landscaped grounds.

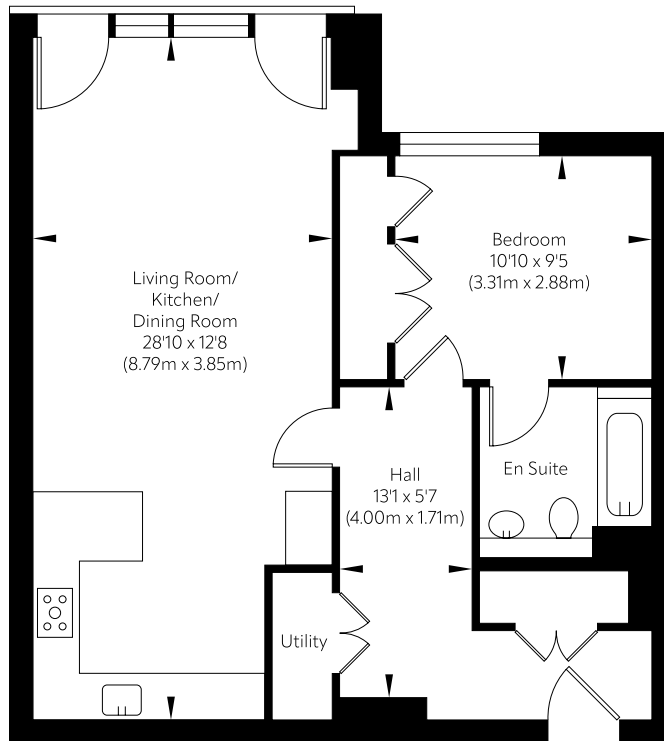
Double glazing, gas central heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". Integrated appliances include the fridge freezer, dishwasher, oven, combi microwave and gas hob with hood, and together with the washing machine are all included in the sale.





Approx. Gross Internal Floor Area 63.38 Sq M / 682 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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Location

The cosmopolitan areas of Newhaven, The Shore and the buzzy port neighbourhood of Leith have become a vibrant hub for artisans and entrepreneurs alike. Fast developing its own identity, the area features a great selection of recreational facilities including Ocean Terminal with its multi-screen cinema and wide range of boutique and high street shops, the Royal Yacht Britannia and a David Lloyd Centre to name but a few. For one of the best dining experiences in Edinburgh the Shore features a range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, and is an ideal place to socialise with friends and family. The famous Water of Leith features a beautiful and quiet walkway running from Leith to Balerno, and both Cramond Beach and Portobello Beach are easily accessible. Public transport is extremely well-catered for, with busses from Bernard Street and tram stops on Ocean Drive and Constitution Street giving access to all parts of the city. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is also conveniently located for Leith School of Art and there are both primary and secondary schools nearby.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.