





Welcome

Welcome to 3/28 Western Harbour Way - A Stunning Duplex Penthouse with Breathtaking Waterfront Views. Nestled within the prestigious Platinum Point development, this stunning duplex penthouse offers the epitome of modern luxury living. Located on the top two floors of a striking waterfront building, this exceptional four-bedroom residence boasts panoramic views over the Firth of Forth and the charming Newhaven seafront, providing an idyllic backdrop for everyday life.

With an expansive layout spread across the 6th and 7th floors, this bright and versatile penthouse showcases the best of contemporary design, offering an extraordinary living experience that is both private and connected to the stunning coastal environment. The property enjoys immaculate communal gardens, secure underground parking, and an exclusive, peaceful location, all just moments from Edinburgh's city centre.

- Prime waterfront location with open views
- Excellent storage facilities on both floors
- Bespoke, high specification kitchen with larder and hidden pull out units
- Dining area with access to a private balcony
- Contemporary staircase leads to the living room
- Principal bedroom with private en-suite
- Three further bedrooms
- Modern family bathroom
- Gas central heating and double glazing
- Lift access to both 6th and 7th floor and secure entry system
- Allocated underground parking space
- Landscaped communal grounds.







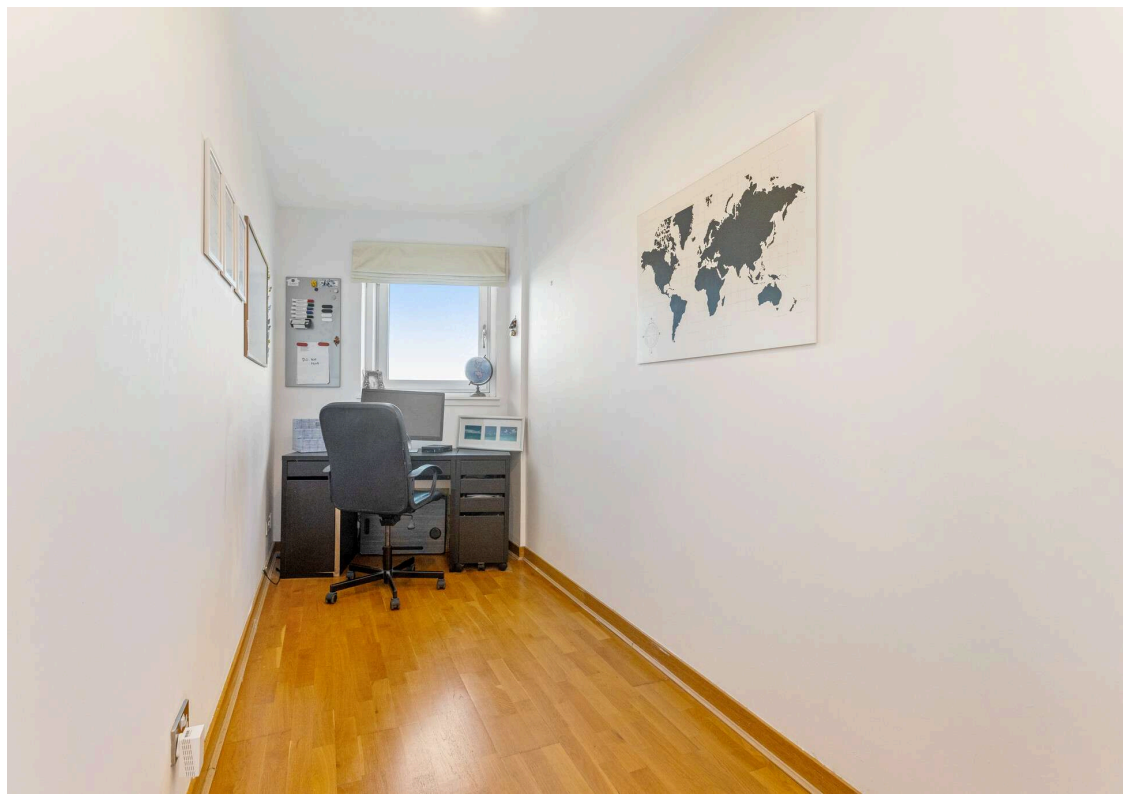
Newhaven

The property is located in the vibrant Newhaven area, renowned for its historic harbour along the Firth of Forth coastline. The area boasts a blend of period stone-built homes and modern, well-managed residential developments. Local amenities are easily accessible, including a great selection of restaurants, bars, and cafés in the popular Shore area. Fitness enthusiasts will appreciate the nearby David Lloyd gym, while Leith's Saturday market offers local produce. For everyday conveniences, an Aldi, Lidl, and a 24-hour ASDA are available. The area offers well-regarded schooling and is well served by public transport, with regular services, including the extended tram, connecting the property to the city centre and surrounding areas from Western Harbour Drive, Lindsay, and Newhaven Roads.

Agents notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by James Gibb with an approx annual cost of £1,450, and a £300 deposit which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

