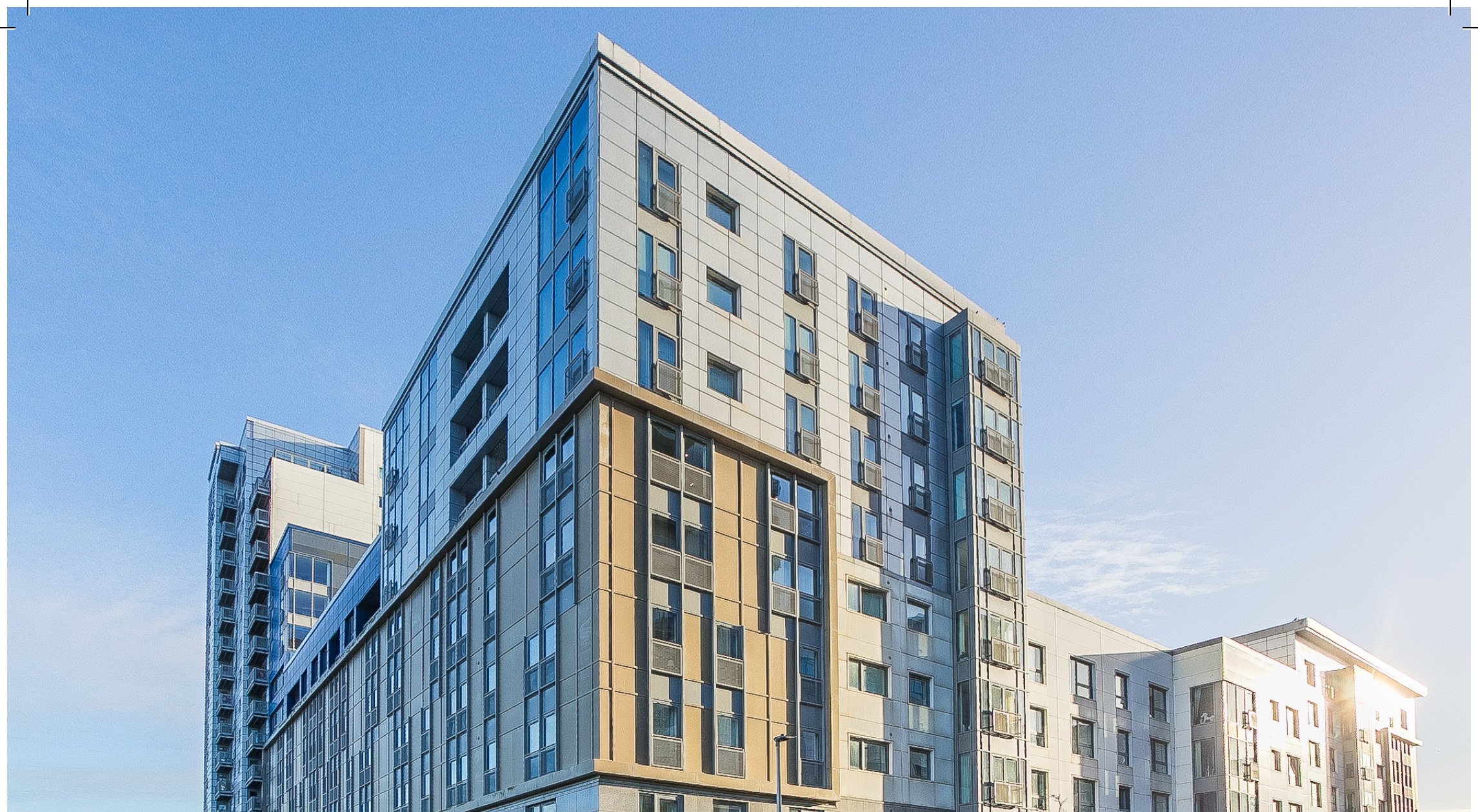




## Flat 21, 10 Western Harbour Breakwater, Edinburgh, EH6 6PZ

Immaculately Presented and Spacious, Three-Bedroom, Fifth-Floor, Corner Aspect Apartment

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** **rightmove** **Zoopla**  
find your happy

# Property Description

Immaculately presented and spacious, three-bedroom, fifth-floor, corner aspect apartment, with exceptional waterfront views. Set in a modern, factored residential development with an exclusive setting, located in the popular Newhaven area, north of Edinburgh city centre.

Comprises an entrance hallway, a flexible living/kitchen with adjoining dining room, three double bedrooms, an en-suite shower room and bathroom.

Featuring floor-to-ceiling Juliet balconies taking in views over the Forth, with skyline views to the Fife, and the Forth Crossings.

Further Features include a fitted kitchen with appliances, quality worktops and a kitchen island, together with fitted bathroom suites. In addition, there is contemporary flooring and lighting, excellent integrated storage provision, WIFI controlled electric heating and double glazing.

The development also provides landscaped grounds and a shared courtyard, a secured video entry system, a lift service and an allocated space in a secured underground parking facility.

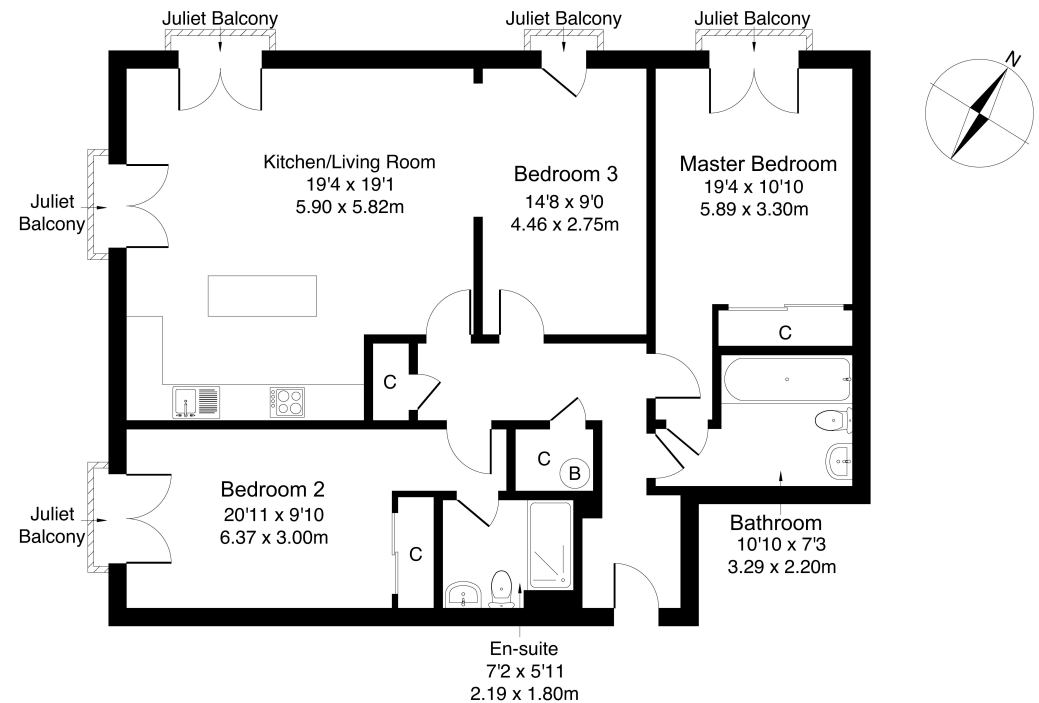
A welcoming entrance hall leads to every room in the property and offers excellent built-in storage throughout. The spacious living area is designed to maximise natural light, with wood-effect flooring and contemporary spotlighting creating a warm, modern feel. Multiple Juliet balconies provide charming water views and allow fresh air to flow through the room. The generous layout offers ample space for both relaxation and entertaining, making it an ideal setting for cosy evenings, larger gatherings or flexible furniture arrangements. The kitchen continues the sleek design with matching wood-effect flooring and spotlighting. Stone-effect worktops pair with a sink featuring a drainer and mixer tap. Integrated appliances include a dishwasher, oven and induction hob with canopy extractor, along with a fridge/freezer and washer/dryer.

The master bedroom is a bright and comfortable retreat, complete with spotlighting, a Juliet balcony and a built-in wardrobe with sliding doors. There is generous space for additional bedroom furniture. Bedroom two, also benefiting from a Juliet balcony and built-in sliding-door storage, this second double bedroom enjoys direct access to a modern en-suite shower room. Ideal for guests, family members or as a home office. The third bedroom is a fully enclosed room, complete with a closing door and full bedroom proportions. This versatile space can serve as a studio, nursery, home office or hobby room. It offers the same bright, modern feel as the rest of the property and provides convenient access to the living/kitchen area. Completing the property, the contemporary three-piece bathroom includes tiled flooring, tiled splashback surround, spotlighting, a shower-over-bath and a ladder-style radiator. The overall feel is bright, modern and thoughtfully designed throughout. The overall feel of the home is bright, modern and thoughtfully designed throughout.



## Flat 21, 10 Western Harbour Breakwater, Edinburgh, EH6 6PZ

Approximate Gross Internal Area: (1119 sq ft - 94 sq m.)



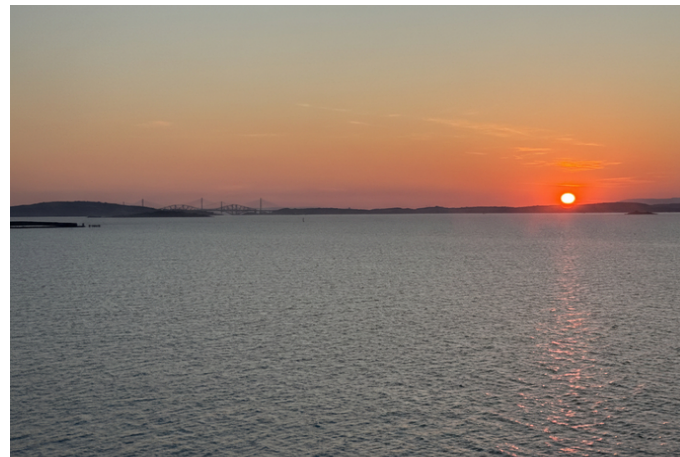
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Newhaven is a vibrant waterfront district on the Firth of Forth, offering a blend of modern developments and historic charm. The area provides excellent local amenities, with cafés, restaurants and shops close by in the Shore district, as well as a 24-hour ASDA supermarket. Nearby Ocean Terminal offers a selection of retail outlets and leisure facilities,

including the Royal Yacht Britannia, PureGym, Starbucks, Boots Pharmacy, and several dining options. The David Lloyd Leisure Centre is also just a couple of minutes from the property. The area is well served by regular bus routes and the tram, providing quick and easy connections to Edinburgh city centre and beyond.





## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.