



59/3 Ocean Drive  
Leith, Edinburgh  
EH6 6BH



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more information:

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## Summary

Beautifully presented with stylish, contemporary interiors, this three-bedroom, two-bathroom second-floor apartment forms part of a sought-after modern development in Leith and is sure to appeal to a wealth of buyers. The apartment boasts a fantastic location with excellent amenities on the doorstep and within easy reach, such as Ocean Terminal at the end of the street, where a tram stop can also be found, schools at primary and secondary levels, road and bus links, and scenic open spaces, including the city's regenerated waterfront.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Second-floor apartment in Leith
- Immaculate, contemporary interiors
- Secure shared entrance and stairwell
- Inviting hallway with built-in storage
- Generous living/dining room with French windows and Juliet balcony
- Stylish, well-appointed breakfasting kitchen
- Three generous double bedrooms, all with built-in wardrobes/storage
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Gas central heating and double glazing



Subway  
at 40 Broadway  
Brooklyn, NY 11211  
☎ ☎ ☎ ☎

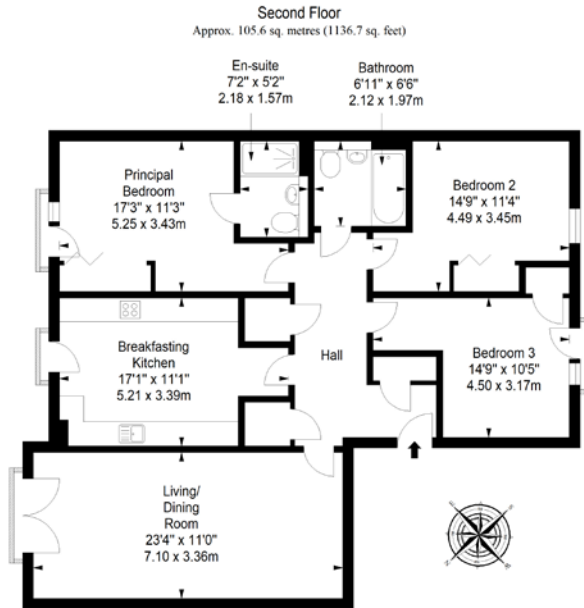








## Floorplan



EPC Rating - B | Council Tax band - F | Home Report value - £380,000



Watermans

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

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