



**GIBSONKERR**  
Personal, Family Law & Property

**37/10 Ocean Drive**  
Leith, Edinburgh, EH6 6JL





Set within an ultra-contemporary development beside the Water of Leith in Edinburgh's fashionable Shore district, this two-bedroom third-floor flat enjoys a prime waterside location. The home features a bright living room with a south-facing balcony and two equally sun-facing windows, connected by a fitted dining kitchen. There are two double bedrooms, each with built-in mirrored wardrobes. The principal bedroom features an en-suite shower room, while a separate bathroom offers a handheld shower and vanity storage. Outside, the development benefits include a well-maintained courtyard garden, secure bike store and an allocated parking space in secure underground parking. Additionally, the flat is perfectly placed to enjoy scenic surroundings, excellent restaurants, and cafés, with superb transport links connecting easily to the city centre and beyond.

**Extras:** All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

**Factor:** The factor is managed by Trinity Factors at an approximate yearly cost of £1,300.

## Features

- Third-floor flat in Leith
- Part of a sought-after contemporary development
- Secure shared entrance and lift service
- Entrance hall with built-in storage
- Living room with south-facing balcony
- Spacious dining kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Three-piece family bathroom
- Communal courtyard garden
- Allocated parking space and secure bike store
- Gas central heating and double glazing
- EPC Rating - C





# Floorplan

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## Edinburgh

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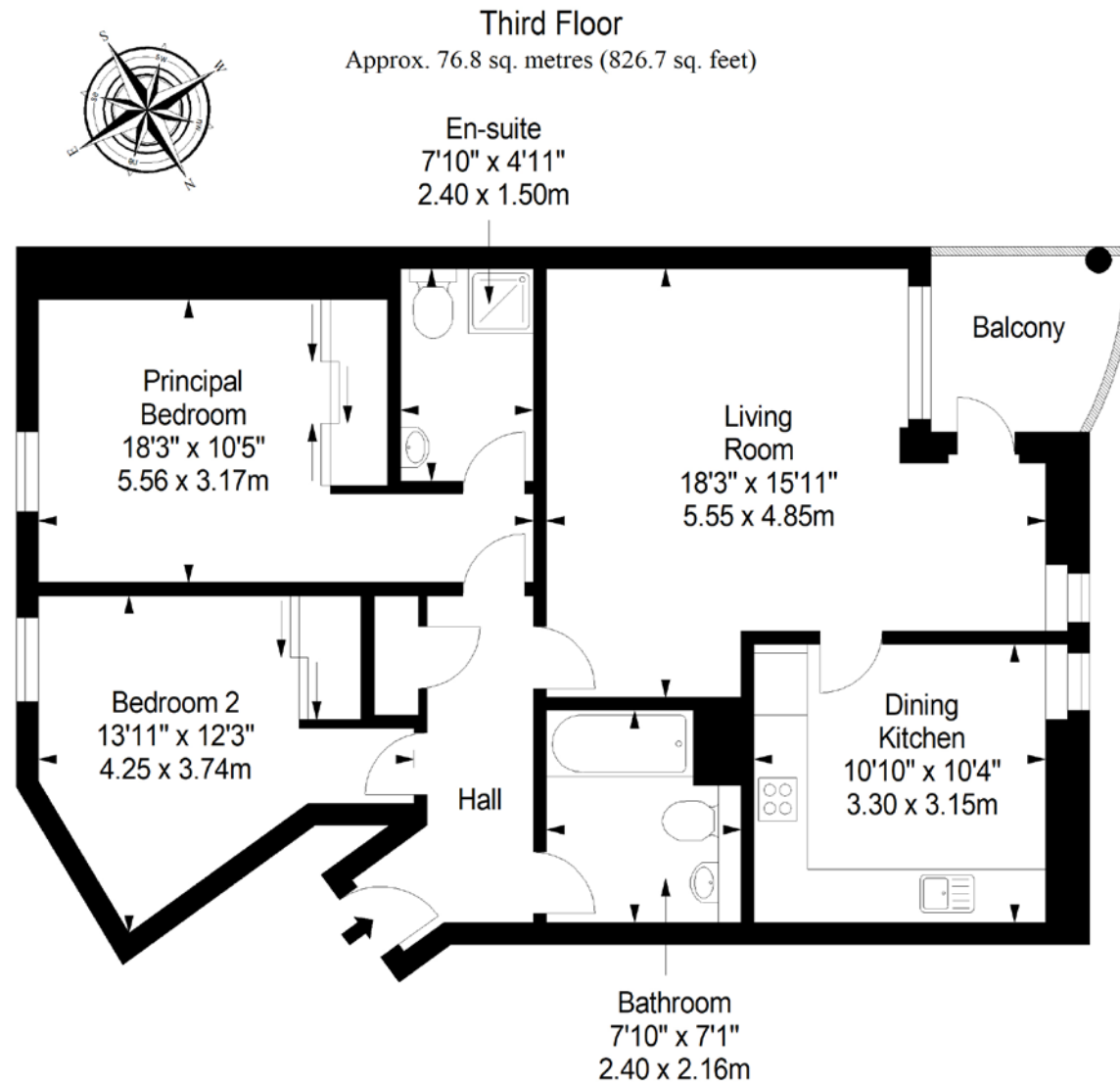
## Glasgow

Personal Law & Family Law

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Glasgow  
G2 1RW

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Total area: approx. 76.8 sq. metres (826.7 sq. feet)

### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.