



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

1/17 Ocean Way

Leith, Edinburgh, EH6 7DG



# 1/17 Ocean Way

Situated in the third floor of an attractive, modern development in desirable Leith, this two-bedroom flat boasts views of Arthur's Seat and enjoys an open-plan living area, a bathroom, and two balconies, and it enjoys exceptionally stylish, contemporary interiors. The development offers shared facilities including a gym, a full-time on-site concierge, and private residents' parking. The flat is enviably located close to excellent amenities such as The Shore, Ocean Terminal Shopping Centre, schools, excellent transport links (including the new tram links) across the city, open spaces, and the waterfront.

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

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## Property Summary

- Third-floor flat within a modern development in Leith
- Stylish, contemporary interiors
- Secure shared entrance and lift service
- Welcoming hallway with built-in storage
- Open-plan kitchen/living/dining room
- Two double bedrooms with built-in wardrobes
- Chic bathroom with rainfall shower-over-bath
- Two private balconies
- Landscaped, well-kept shared gardens
- Private residents' parking
- Shared gym and full-time on-site concierge
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E







Open-plan kitchen/living/dining room, two double bedrooms with built-in wardrobes and two private balconies



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**dream property!**



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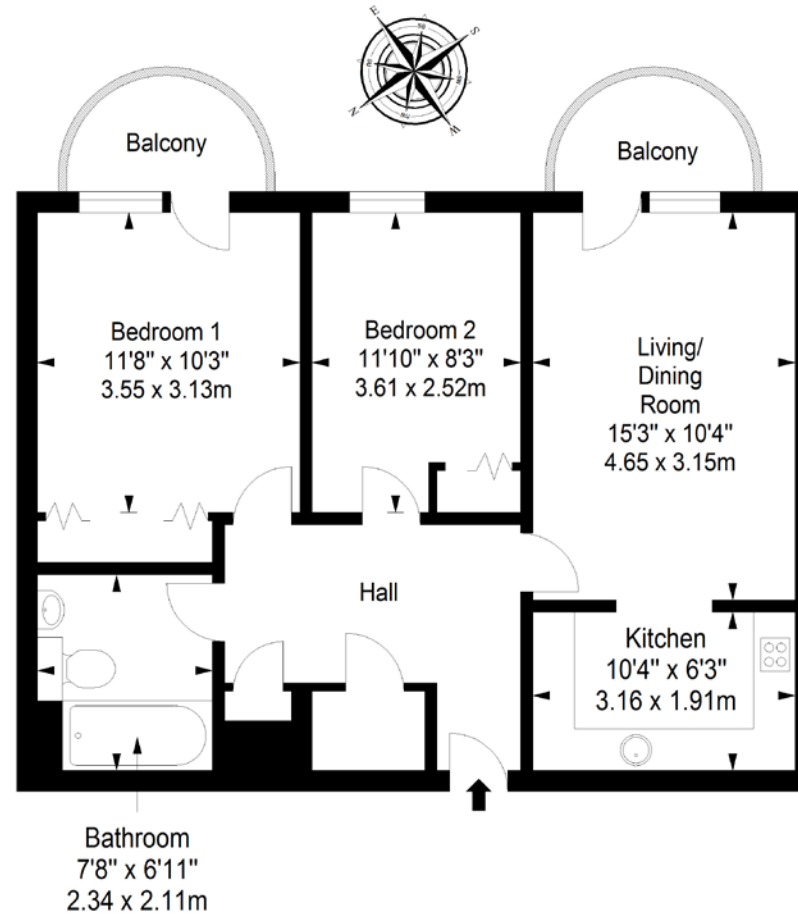
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Third Floor**  
Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)