



lindsays

3/10 Western Harbour Breakwater
Leith, EH6 6PA

"A stunning and beautifully-proportioned contemporary duplex apartment over the second and third floors of the Platinum Point development"

- Stunning contemporary duplex apartment
- Second and third floors
- Far reaching views
- Over 2000 square feet
- Two reception rooms
- Well-equipped kitchen
- Three double bedrooms
- Two bathrooms and a shower room
- Utility room
- Two balconies
- Good storage
- Underground parking
- Lift access
- Well-maintained communal areas

EPC Rating C

OFFERS OVER £465,000



Description

A stunning and beautifully-proportioned contemporary duplex apartment over the second and third floors of the Platinum Point development, overlooking the Forth estuary. The property extends to over 2000 square feet and is in immaculate condition throughout. Entered at the second floor, a spacious hallway with storage and a utility room give access to the principal reception room with two balconies, ample room for dining and a well-equipped kitchen. Also, on this level is the master bedroom with built-in wardrobes and a stylish en-suite bathroom with bath and separate shower unit. Stairs from the reception room rise to the third floor to an impressive second sitting room which, like the floor below, enjoys impressive and far reaching views to Fife, the Forth Bridges and Royal Yacht Britannia. There are two further double bedrooms on this level both with built in wardrobes and en-suite facilities. The property further benefits from well-maintained landscaped grounds, gas central heating, double glazing, underground parking, hyper-optic broadband and an integrated Bose/Sonos sound system in the kitchen, living and sitting rooms.

Area

This apartment is enviably located in Leith's fashionable waterfront area. A fascinating blend of traditional and contemporary, the area is one of Edinburgh's most sought after residential locations. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants, bars and bistros all within walking distance. Designed by Sir Terence Conran, the Ocean Terminal Shopping Mall is within a few minutes on foot and offers a wide variety of High Street stores, as well as popular eateries, a gym and a cinema. Additional sports facilities include a David Lloyd Leisure Club, Alien Rock Climbing Centre and a pretty little harbour at Newhaven. There are also various local access points to the city's cycle path network and the Water of Leith walkway. The city centre (approximately 3 miles) is readily accessible via regular public transport services. Proximity to Ferry Road also gives the area a distinct location advantage in terms of accessibility to Edinburgh International Airport, the Queensferry Crossing and the central motorway network. In the opposite direction, the A1 is also within a short drive giving access to East Lothian and the South.

Viewing

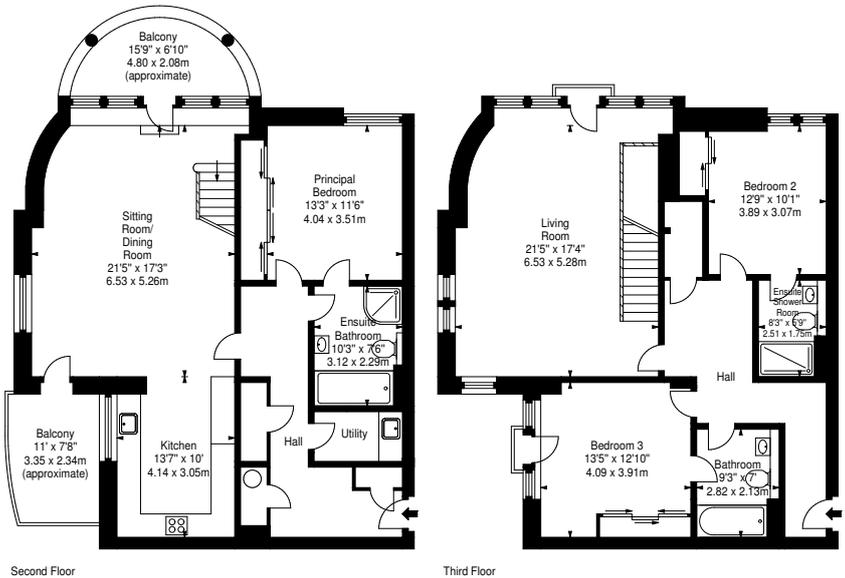
by appointment contact Lindsays on 0131 229 4040



Western Harbour Breakwater,
Edinburgh, EH6 6PA

SquareFoot

Approx. Gross Internal Area
2042 Sq Ft - 189.70 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.