

OFFERS OVER £310,000

31/7 Ocean Drive
Edinburgh, EH6 6JL

drummondmiller
Solicitors & Estate Agents



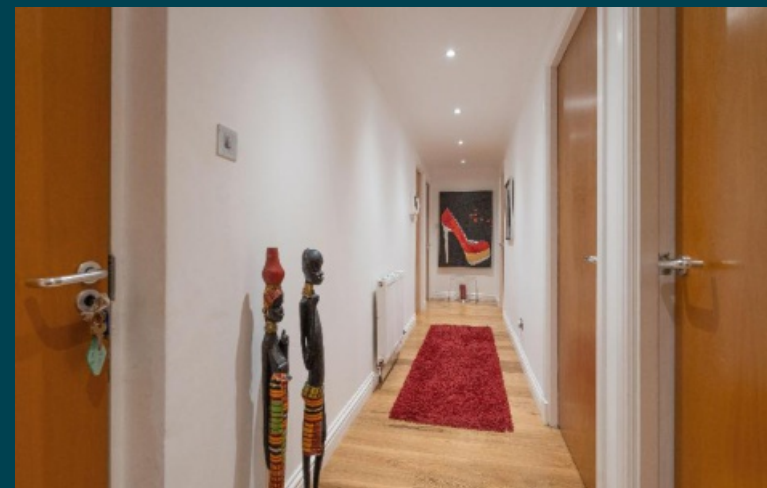
- First floor flat within modern development
- Attractive bright living room
- Separate fitted kitchen
- Three double bedrooms with fitted wardrobes
- Family bathroom and en suite shower room
- Modern GCH and double glazing
- Private allocated parking space in secure underground car park
- Close to excellent amenities and well served bus routes and the tram
- EPC B

Description

Set within a modern and well-maintained development, this bright and spacious three-bedroom first floor flat offers contemporary living in a highly convenient location.

The property boasts a generous lounge with ample space for both living and dining, a well-equipped fitted kitchen, three well-proportioned bedrooms including a master with en-suite, and a separate modern bathroom. Large windows flood the rooms with natural light, enhancing the bright and welcoming atmosphere throughout.

This home is ideal for professionals, families, or investors seeking a low-maintenance property in a sought-after development.





Central Heating and Double Glazing

The property benefits from gas central heating with a Viessmann boiler installed around two years ago, double glazing throughout.

Factoring & Management Fee

There is a monthly fee of £106 payable to Trinity Factoring.

Garden and Parking

31/7 Ocean Drive comes complete with the luxury of a private allocated parking space in the secure underground car park. To the rear, residents can enjoy beautifully maintained communal gardens with an elevated podium area, the perfect spot for relaxing outdoors or hosting summer BBQs.

Location

Leith is one of Edinburgh's most vibrant and sought-after districts, combining rich history with a thriving modern community. The area offers an excellent range of local amenities, including independent shops, cafes, bars, and award-winning restaurants, particularly along the popular Shore area.

For outdoor space, residents can enjoy Leith Links, nearby cycle paths, and waterfront walks. Ocean Terminal provides a mix of retail, dining, a cinema, and the Royal Yacht Britannia.

Leith also benefits from excellent transport links, with regular bus and tram services providing easy access to Edinburgh city centre and beyond, making it an ideal location for professionals, families, and investors alike.

Extras

The sale price includes all white goods along with the fitted carpets and flooring. The washing machine was purchased approximately six months ago and the fridge freezer around three months ago.

Valuation

The property has been valued by surveyors at £315,000.

Council Tax and EPC

It has a B-rated EPC and is lies in Council Tax band F

Viewing

Telephone Agent 0131 229 3399





FIRST FLOOR

31/7 OCEAN DRIVE, EDINBURGH, EH6 6JL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,117 SQ FT / 104 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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