

1 (flat 20) Ocean Way, The Shore, Leith, EH6 7DG



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Description

Commanding an enviable waterside setting is this impressive penthouse apartment forming part of an exclusive modern development in Edinburgh's fashionable Shore district. This superb three-bedroom home boasts lovely interiors and well-designed living space which comes with the added attraction of two private balconies offering views of the waterfront area as well as the city's iconic Arthur's Seat. The property's prime setting is within easy reach of the city centre with a tram stop adjacent and the sought-after district's award-winning culinary and social scene are on the doorstep.

- Large central reception hall with storage
- Spacious and bright living area with access to both of the two private balconies
- Fully equipped modern kitchen which further benefits from access to the large private balcony
- Three double bedrooms which are all spacious and benefit from built-in wardrobes
- Two bathrooms which includes the master en-suite and the main family bathroom
- Gas central heating and double glazed windows, making a warm and cost-effective home all year round
- Well-equipped on-site residents gym, as well as private residents parking which is permitted (2 permits per flat)

Factor

The development is factored by James Gibb for approx. £120 per month. This includes maintenance of communal areas and buildings insurance.

Extras

The fitted floor coverings, blinds, curtains, oven, microwave, hob, cooker hood, washing machine, dishwasher and fridge freezer will be included. Additional items of furniture may be available by separate negotiations.



Location

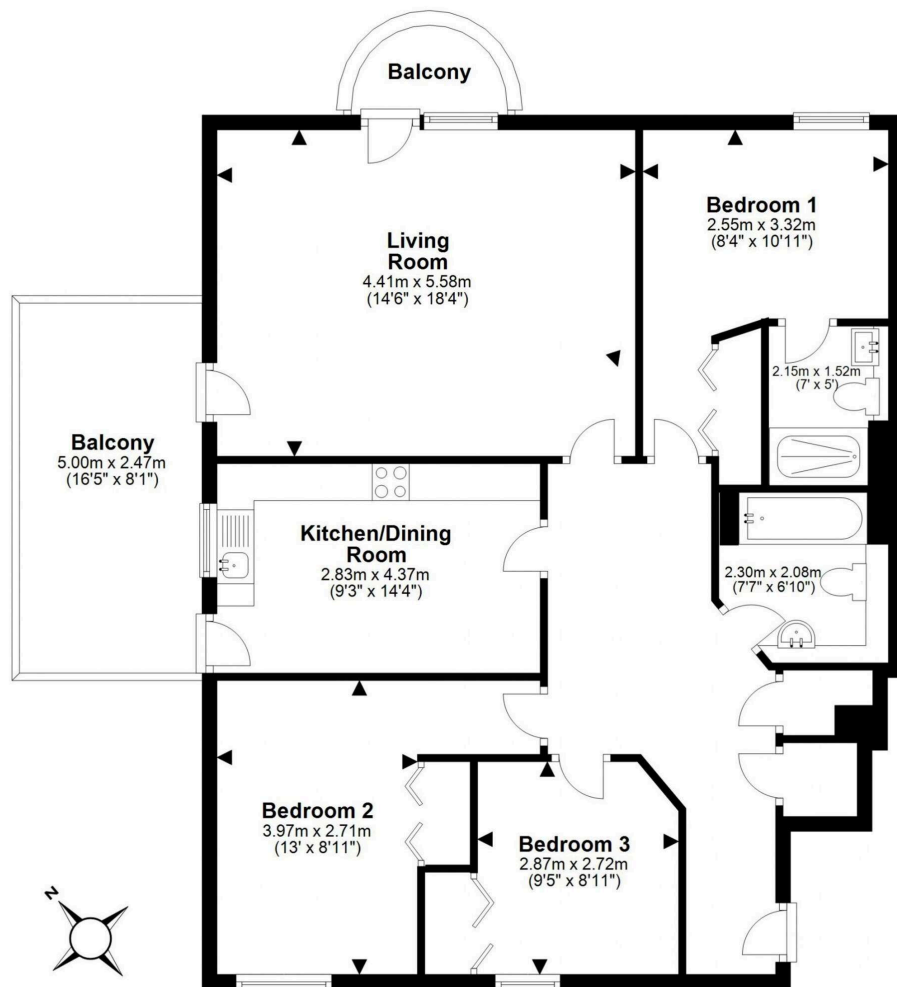
The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre and David Lloyd Health Club are nearby. The area also benefits from an excellent public transport system with 24-hour buses and Port of Leith tram stop at the entrance of the development.

Price and Viewing

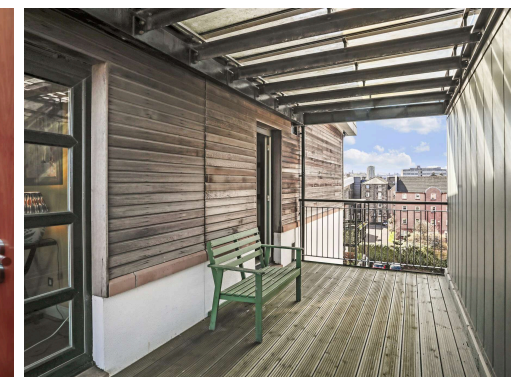
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: C





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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