

33/9 OCEAN DRIVE
THE SHORE, EDINBURGH, EH6 6JL

CURRAN & CO
PROPERTY



33/9 OCEAN DRIVE
THE SHORE, EDINBURGH, EH6 6JL

OFFERS OVER £410,000



'33/9 Ocean Drive is an immaculately presented duplex penthouse which has been renovated to an exceptionally high standard throughout'

- Duplex Penthouse within Exclusive Development
- Expansive Living Room
- Newly Installed Dining Kitchen
- Three Double Bedrooms
- Bathroom, Two En-suites & WC Cloakroom
- Two Balconies with Panoramic Views
- Gas Central Heating & Double Glazing
- Allocated Space within Underground Carpark



Description

Enjoying panoramic views across the Firth of Forth, 33/9 Ocean Drive is an immaculately presented three bedroom duplex penthouse which has recently been renovated to an exceptionally high standard throughout. The bright and spacious accommodation is spread across the 4th and 5th floors of an exclusive residential development in Leith's beautiful Shore area.

Entered through the well-maintained communal stair via a secure video phone system and lift access, the accommodation comprises: 5th floor entrance hall with storage cupboard, large WC/Cloakroom and access hatch to the generous attic storage space; expansive living room with glass brick wall and balcony showcasing the stunning view; brand newly installed kitchen with high-gloss white units and ocean blue tiled splashback, breakfast bar, integrated

electric oven, ceramic hob, fridge/freezer, dishwasher and washing machine (all appliances are new), and a sizeable dining area; spiral staircase leads to the 4th floor hallway with storage cupboard and access to communal landing (both 4th and 5th floor landings are shared with just one other apartment); expansive principal bedroom with fitted mirrored wardrobes, balcony and en-suite shower room; double bedroom 2 with fitted mirrored wardrobes and en-suite shower room; double bedroom 3; and family-sized bathroom. There is double glazing and gas central heating with a newly installed combi-boiler.

The property includes a private parking space within the secure underground carpark which is situated next to the lift and has the potential to install an EV charging unit.

There is a residents courtyard terrace above the carpark with outdoor seating, accessed through the communal entrance foyer.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.

EPC Rating

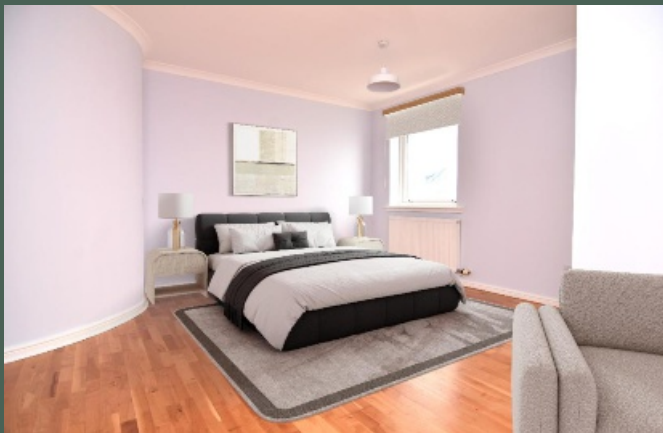
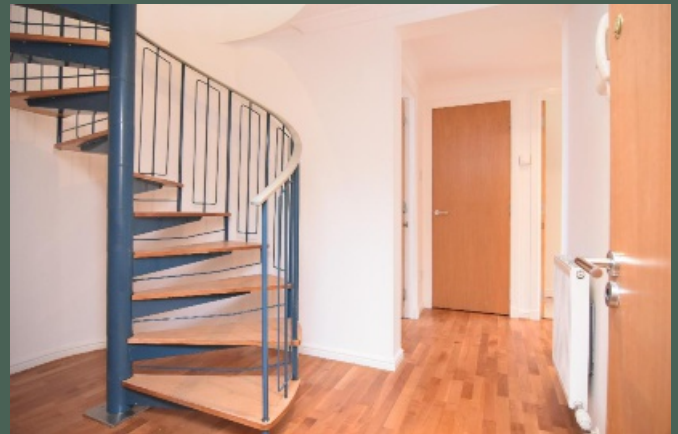
The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band G.

Viewing

Viewing is by appointment. Please contact our office to arrange.





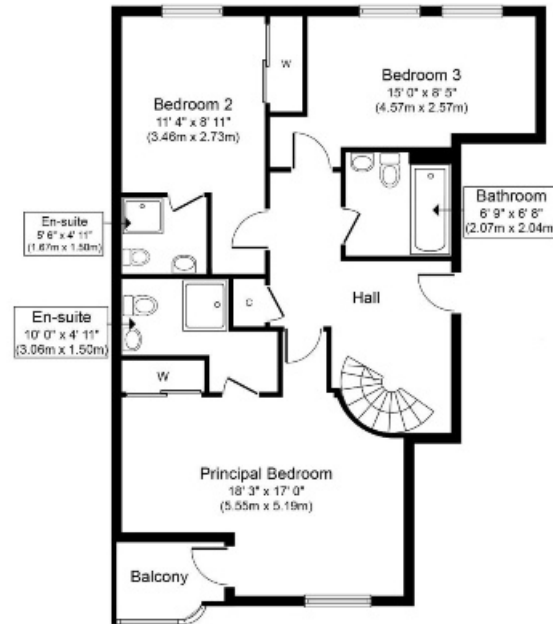
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33 Roseburn Terrace
Edinburgh
EH12 5NQ

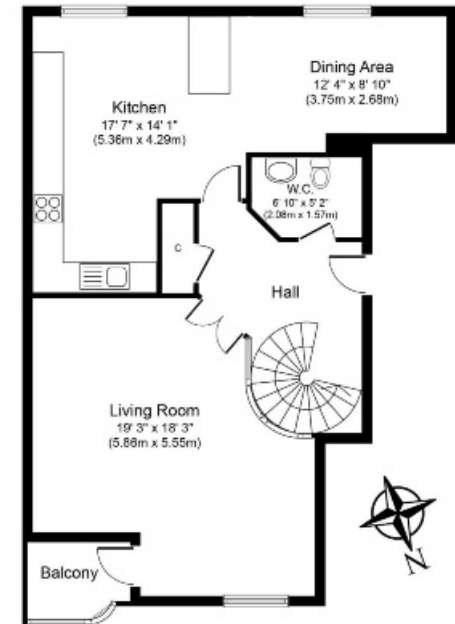
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Fourth Floor
Approximate Floor Area
731 sq. ft.
(68.0 sq. m.)



Fifth Floor
Approximate Floor Area
731 sq. ft.
(68.0 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.