



75/5
Ocean Drive
Leith
Edinburgh
EH6 6BP





Beautifully presented, third floor, three-bedroom apartment forming part of a modern development in the highly desirable area of The Shore in Edinburgh.

The apartment is entered off a well-kept common stairway with secure entry and passenger lift. A spacious entrance hall welcomes you in with plenty of storage. The bright living/ dining room is to the front with Juliet balcony neutral tones and modern décor. The fully equipped kitchen is accessed from the hallway and offers a bright cooking and dining space. The kitchen benefits from integrated appliances, single oven, electric hob making for an excellent cooking and entertaining space. There are three double bedrooms (main with en-suite shower room) and all benefiting from floor to ceiling windows and built in storage. An internal bathroom with 3-piece suite and shower over the bath completes this property.



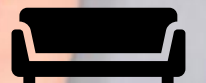
The development is set within well maintained areas of landscaped communal garden ground, residents parking and bike shed. The property further benefits from gas central heating and double glazing. Offering immense appeal to first-time buyers, couples and young families, as well as holding investment potential, early viewing is essential to appreciate everything that this fantastic property has to offer.



3



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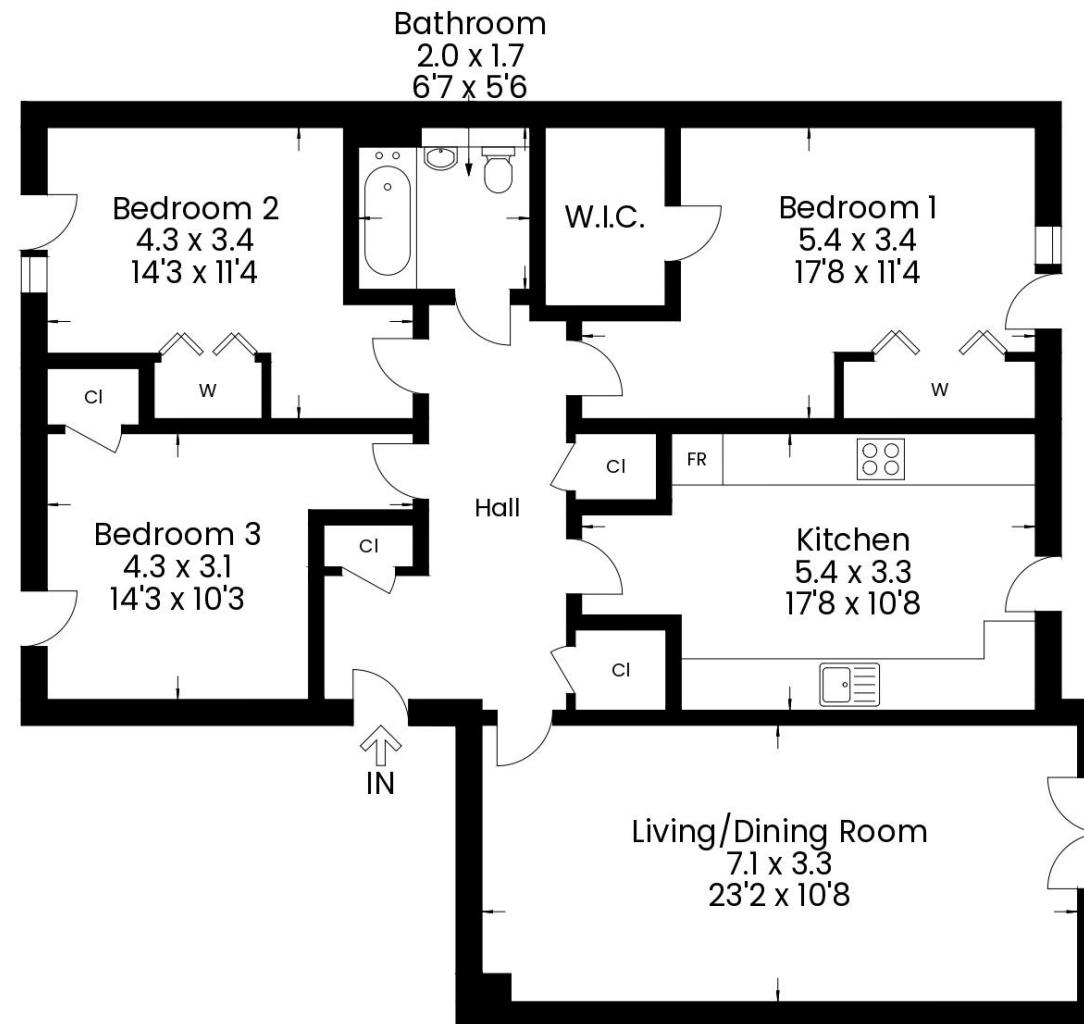
Approximately two miles north of Edinburgh city centre, the Shore was once a thriving port at the heart of the capital's maritime industry. The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital. The Shore is renowned for its buzzing arts and social scene, with galleries and boutiques, trendy bars and award-winning eateries. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce. The Shore is served by an excellent range of local services and amenities, particularly at the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities.

The property enjoys fantastic public transport links including easy access to the tramline with stop within walking distance and bus services running day and night to the city centre. It also provides swift and easy to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

Factor – The development is factored by Ross & Liddell at a cost of approx. £130 per month. This cost includes, stair cleaning, maintenance of communal areas and gardens and block buildings insurance

EPC Band- B

Council Tax Band- F



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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