



71/7 Ocean Drive
LEITH | EDINBURGH | EH6 6BP


warners
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Beautifully presented, two-bedroom flat boasting a private balcony and forming part of a modern development in the highly desirable area of The Shore in Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is presented to the market in genuine move-in condition. The spacious living room and kitchen which forms the main public space in the property is of an excellent size, and from here French doors open to the private balcony which provides a great space for relaxing and enjoying the best of the summer weather. The principal bedroom benefits from both a stylish ensuite and built-in wardrobe storage, and the second bedroom, also a double, similarly benefits from a built-in wardrobe.

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.

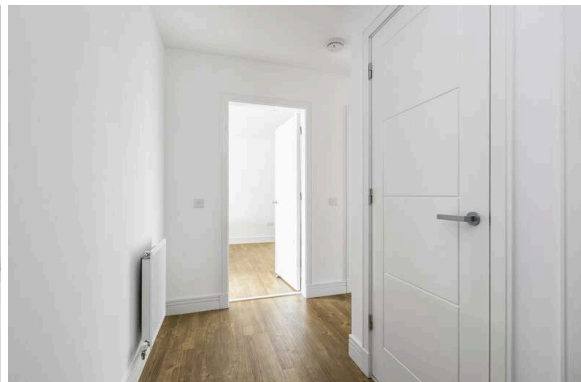
- Two-bedroom, third floor apartment
- Desirable area
- Excellent local amenities
- Easy access to public transport links
- Spacious, open plan kitchen/living room
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Entrance hallway with storage cupboards
- Gas central heating
- Double glazing
- Residents parking

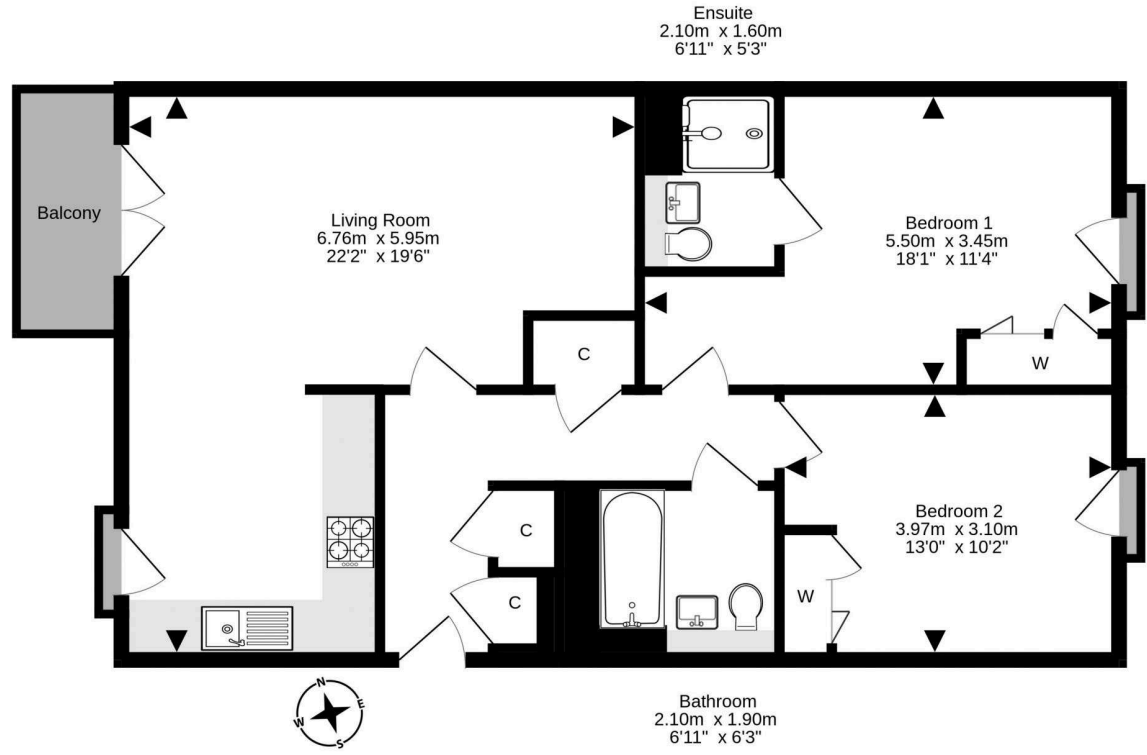
Extras included in this sale are all white goods; including the washer/dryer in the utility cupboard. Venetian blinds in each of the rooms, TV mount attached to the wall in living room, and any other items left in the property at time of sale. EPC rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the 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 to a range of High Street shops, a multi-screen 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 is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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