

Flat 3, 91 Ocean Drive

EDINBURGH, EH6 6BW



Stylish two-bedroom first-floor flat with open-plan living, private garden, en-suite and underground parking near Edinburgh's waterfront



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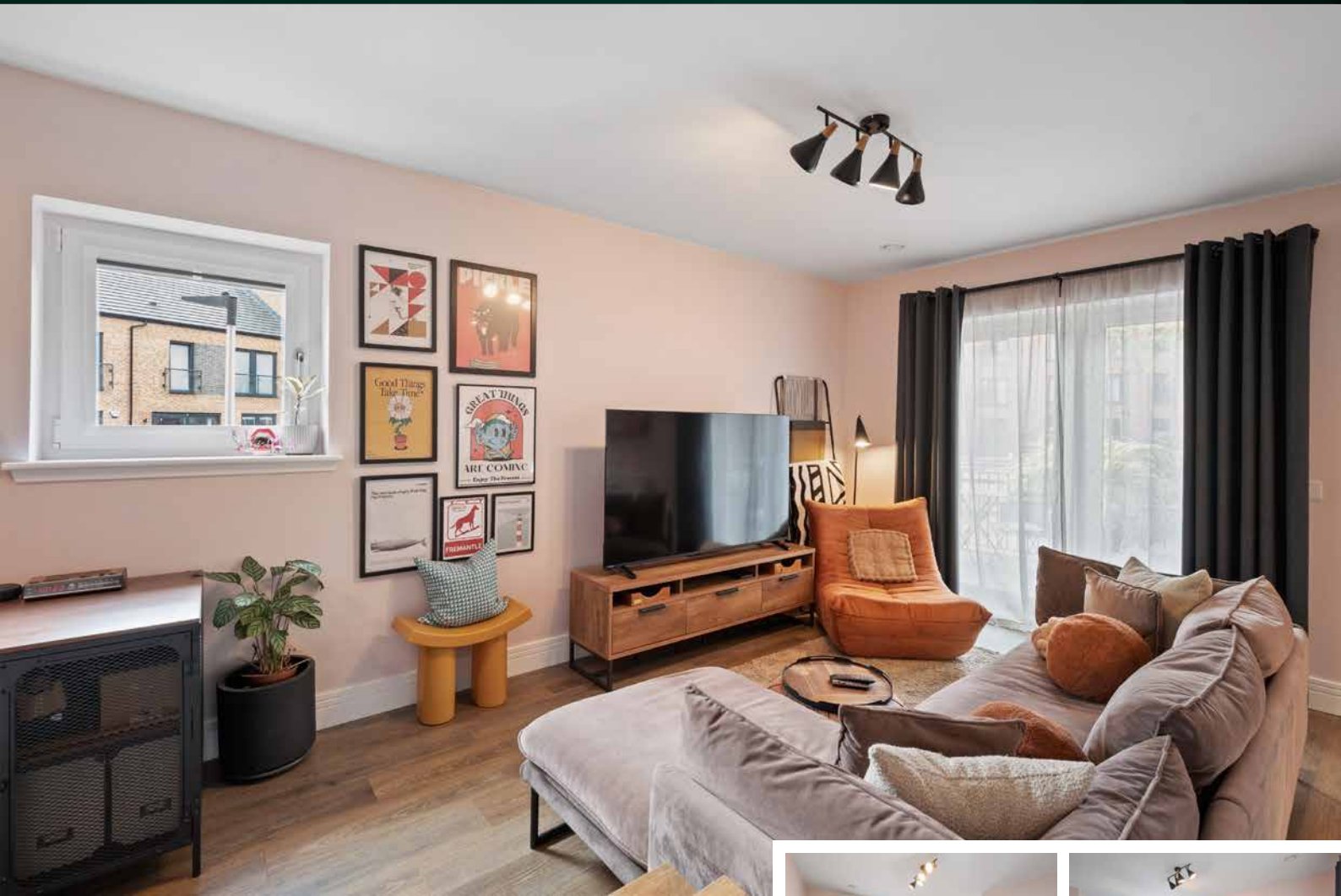


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An attractive two-bedroom first-floor flat offering bright, stylish and well-proportioned accommodation in a highly convenient waterfront setting. The property is accessed via a secure entry system with buzzer access and fob key entry, leading into a welcoming, bright and spacious hallway. The hallway is finished with white walls and wood-effect laminate flooring, creating a fresh and contemporary first impression that continues throughout the home.

THE LIVING ROOM



The main living space is arranged in an open-plan living room and kitchen layout, finished in neutral décor and designed with both everyday comfort and entertaining in mind. The living area benefits from French doors opening directly onto the private front garden, while the kitchen offers additional direct access through a separate patio door, creating an excellent connection between the indoor and outdoor spaces.

THE KITCHEN



The modern kitchen is fitted with a range of integrated appliances, including a dishwasher, and features sleek grey cabinetry which gives the space a smart, show-home feel. There is also ample room for dining furniture, making this a practical and sociable space for both relaxing and entertaining.





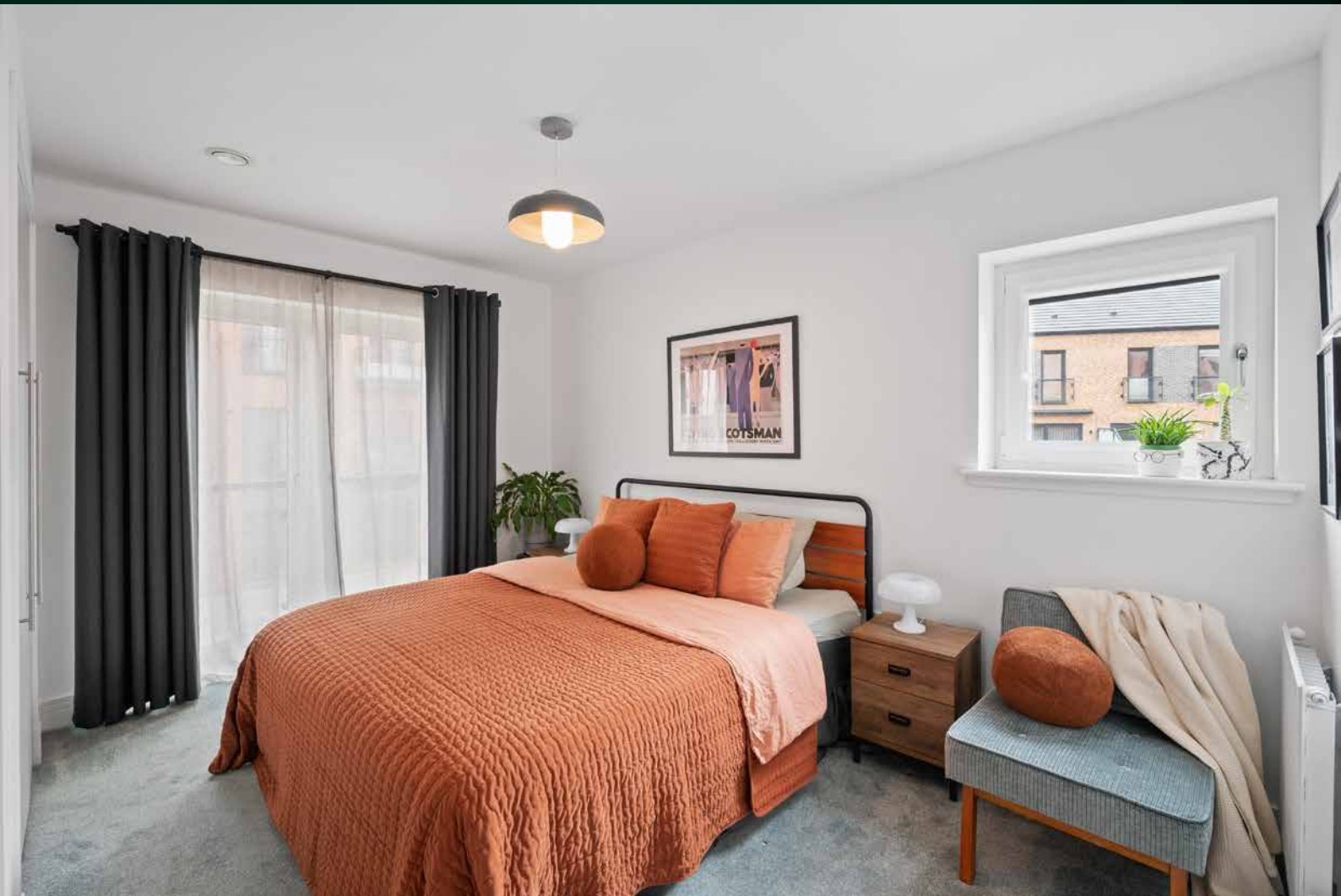
The property offers two well-proportioned bedrooms, both finished with crisp white walls to maintain a bright and fresh appearance. Each bedroom benefits from integrated wardrobes, while one bedroom also enjoys the added convenience of a private en-suite shower room. The en-suite is finished to a contemporary standard with neutral tiling, an integrated WC and wash basin, creating a clean and polished finish.

The family bathroom is generously sized and modern in style, finished with neutral tiling and wood-effect flooring, providing a practical and well-presented space.

THE BATHROOM



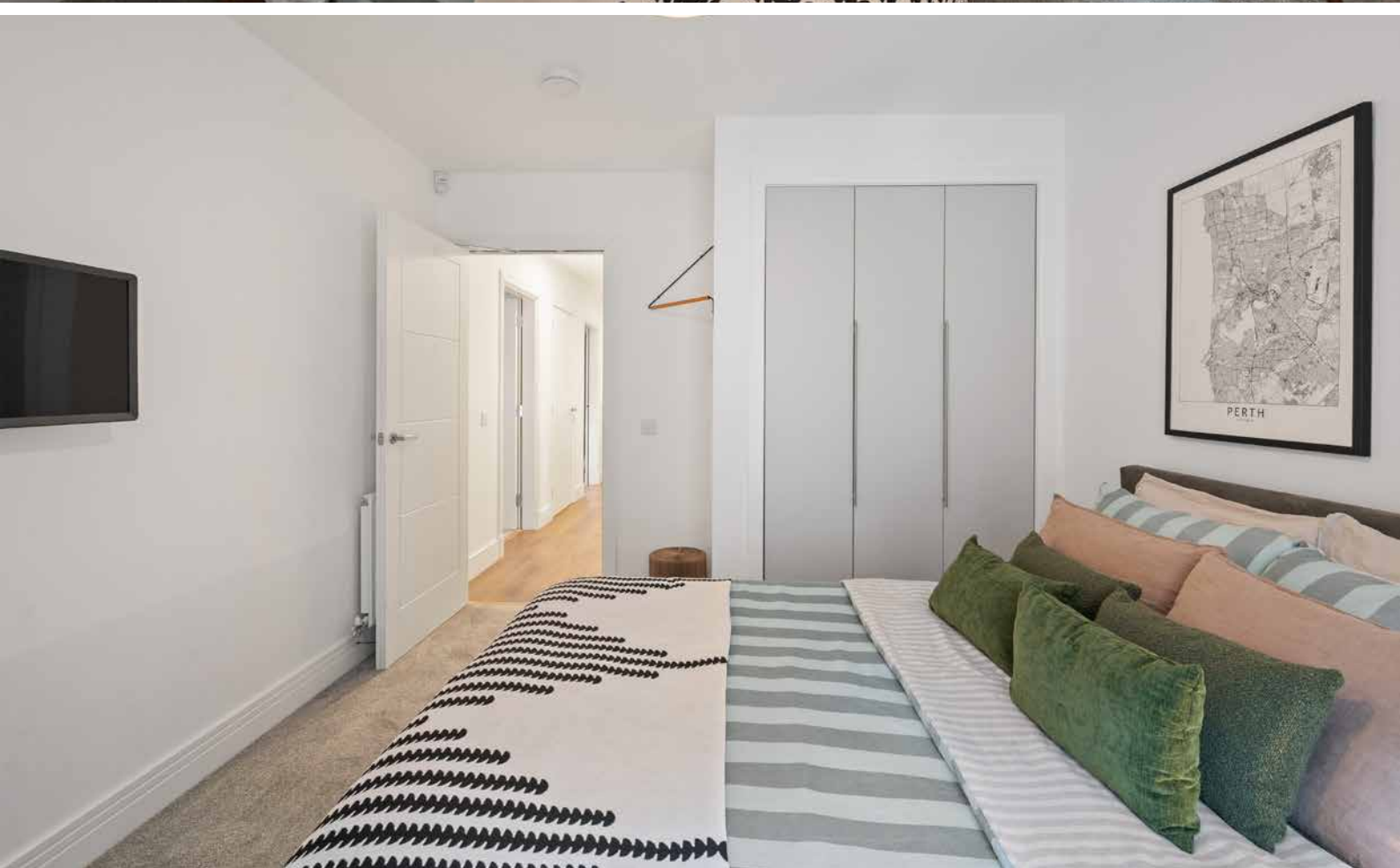
BEDROOM 1



one bedroom also enjoys the added convenience of a private en-suite shower room



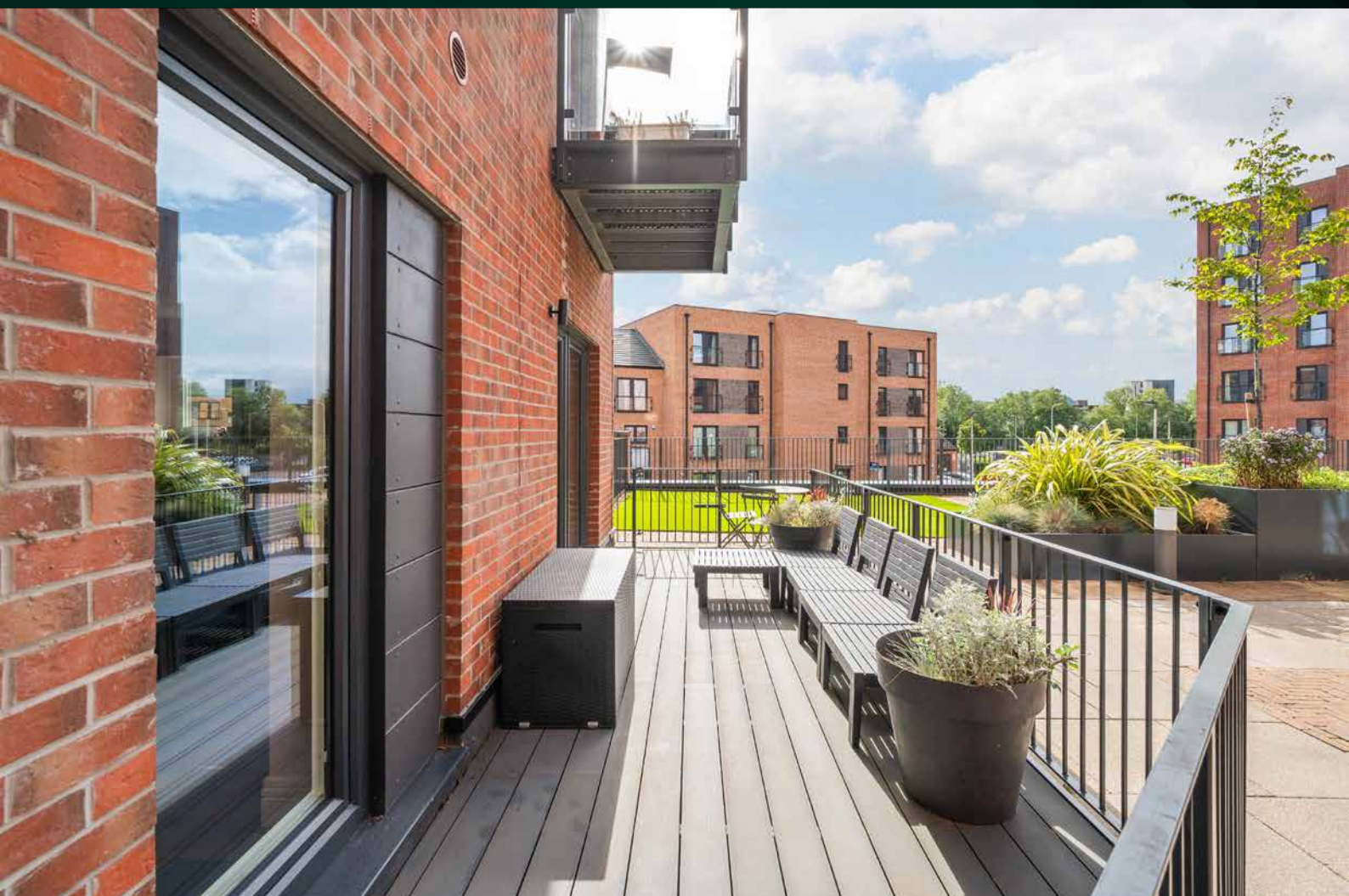
BEDROOM 2



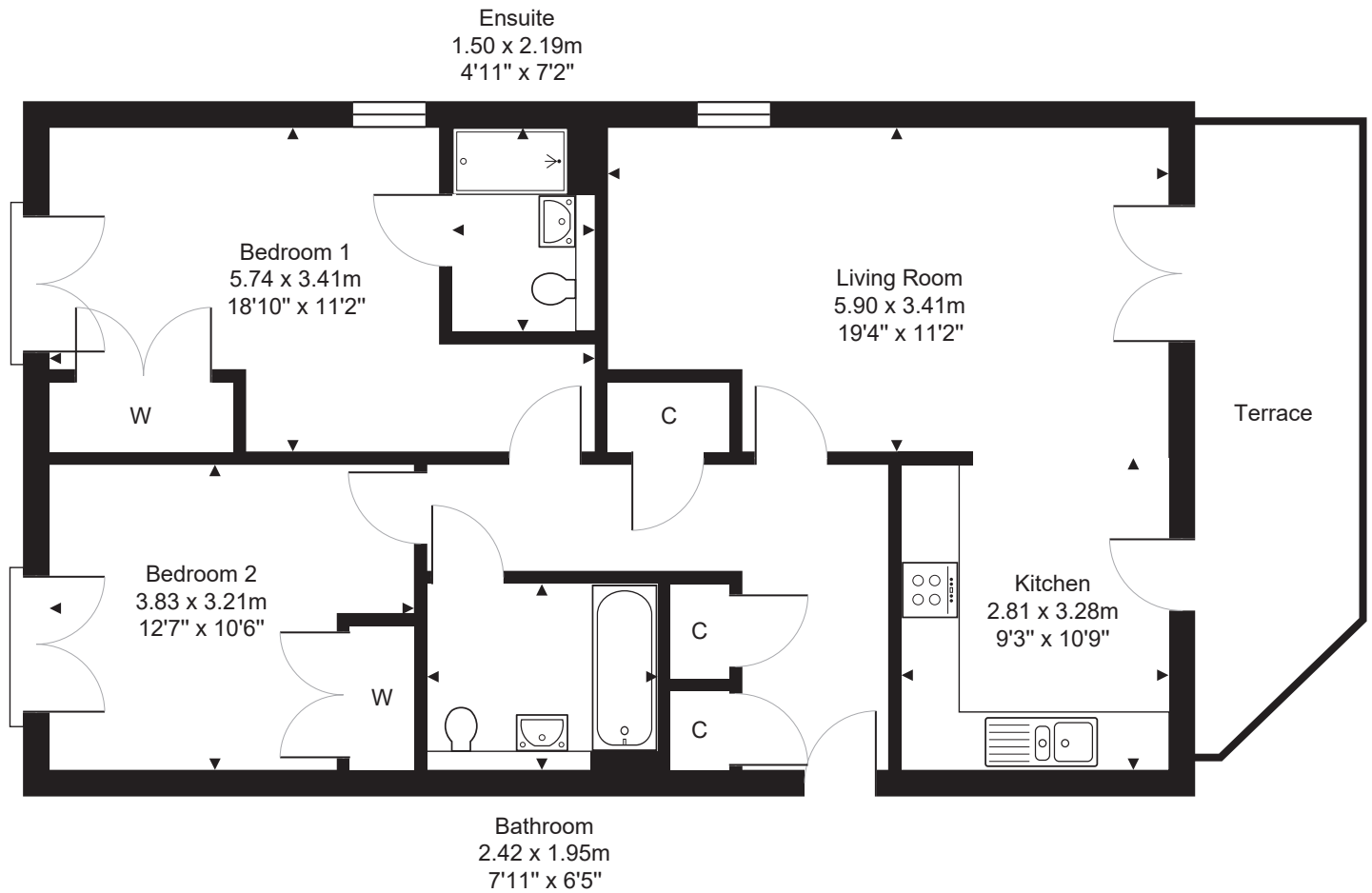
Externally, the flat benefits from a generous private front garden with ample room for outdoor seating and garden furniture, creating a pleasant space to relax or entertain. Residents also have access to a large communal garden area, laid mainly to lawn with established planting.

With its bright interiors, show-home style kitchen, Ensuite, private garden, communal outdoor space and underground parking, Flat 3, 91 Ocean Drive presents an excellent opportunity for buyers seeking a stylish and well-connected home close to Edinburgh's waterfront.

EXTERNALS

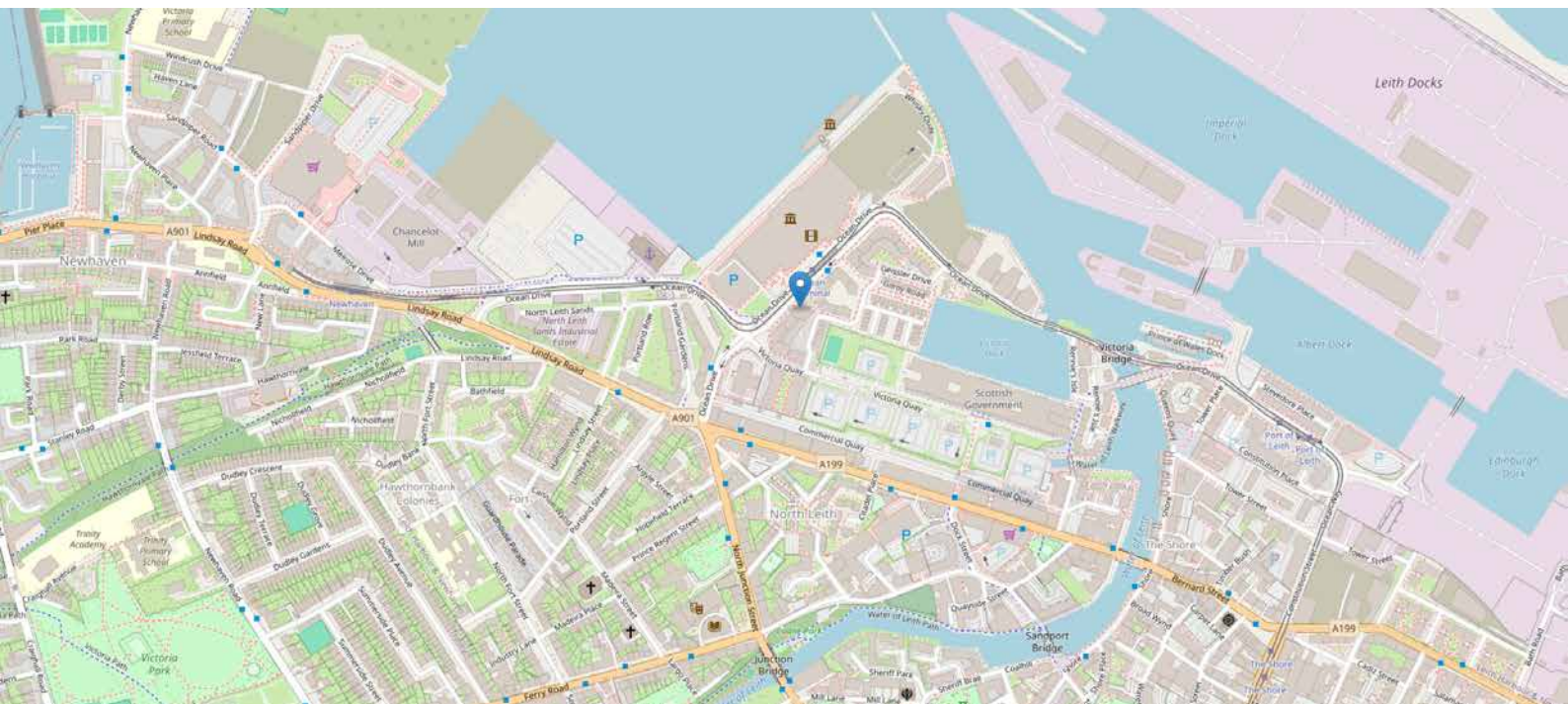


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Situated in the popular Ocean Drive area of Edinburgh, the property enjoys a desirable waterfront setting with excellent access to the extensive amenities of Leith and The Shore. The area offers a fantastic selection of cafés, bars, restaurants, shops and leisure facilities, while Ocean Terminal is also nearby for additional shopping, dining and entertainment.





Excellent public transport links provide easy access into Edinburgh city centre, with regular bus and tram services connecting the area to the wider city and beyond.

The waterfront location also offers pleasant walking routes and open spaces, making it ideal for those who enjoy being close to the coast while still benefiting from the convenience of city living.

With its vibrant surroundings, strong transport links and excellent local amenities, Ocean Drive remains a highly appealing location for professionals, first-time buyers and investors alike.



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