



Solicitors & Estate Agents



Offers Over

£260,000

31/12 Ocean Drive

The Shore | Edinburgh | EH6 6JL

Situated on the third floor of a modern, professionally factored development, this impressive corner apartment enjoys an enviable position overlooking the Albert Dock Basin. The property benefits from an abundance of natural light thanks to its corner aspect and multiple windows, while the nearby tram stop provides excellent transport links to Edinburgh City Centre, Edinburgh Airport and beyond. Set within a vibrant and cosmopolitan neighbourhood, residents are perfectly placed to enjoy an outstanding selection of waterfront restaurants, cafés, bars and local amenities, all within easy walking distance.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Underground Carpark
-  Residents Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation is accessed via a welcoming hallway with useful built-in storage, leading to a bright and well-proportioned living space. The distinctive crescent-shaped reception room is undoubtedly the heart of the home, featuring multiple windows that frame attractive views across the dock basin, Fife and North Berwick Law. Finished in fresh neutral décor with laminate flooring, this elegant room offers ample space for both comfortable seating and dining, creating an ideal setting for relaxing or entertaining. The separate kitchen is well equipped with a range of wall and base units, complemented by a combination of integrated and freestanding appliances. There is also ample space for a breakfast table, making it a practical and sociable room for everyday dining. The principal bedroom is a generously proportioned double, finished with soft carpeting and benefiting from mirrored built-in wardrobes providing excellent storage. It is further enhanced by a contemporary en-suite shower room. The second double bedroom also features mirrored built-in wardrobes and laminate flooring, making it an ideal guest room, home office or additional bedroom. Completing the accommodation is a modern bathroom fitted with a white three-piece suite, a thermostatic shower over the bath and a heated chrome towel rail.



Factor: Trinity Factoring, 209–211 Bruntsfield Place, Edinburgh, EH10 4DH. A refundable deposit of approximately £200. The current factoring charges are approximately £1,400 per annum, with block buildings insurance billed separately at approximately £600 per annum

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Parking and Development

Further benefits include a secure underground allocated parking space, a lockable communal bike store and beautifully maintained residents' gardens. The development is professionally factored, ensuring the communal areas are kept to a high standard, making this an excellent opportunity for professionals, downsizers or buy-to-let investors alike.

Viewing

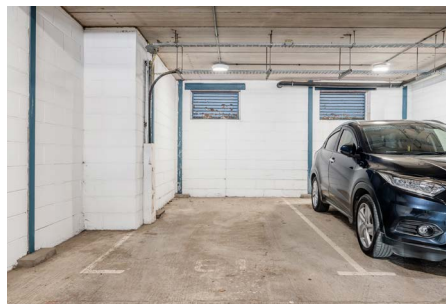
By appointment through Neilsons (0131 625 2222).





Location

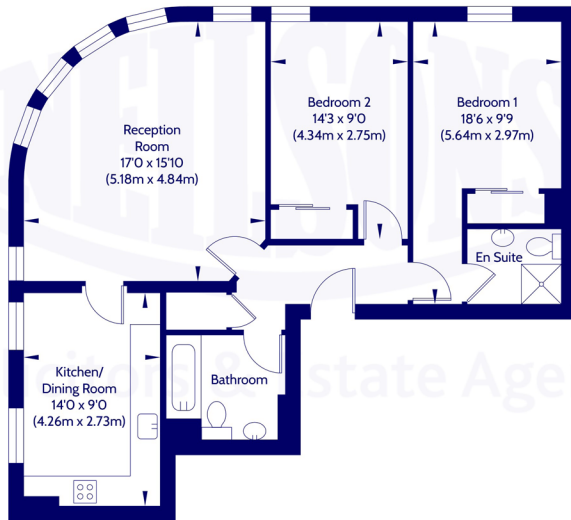
This property enjoys a prime waterfront location just three and a half miles from Edinburgh's city centre, recently named one of the UK's coolest places to live, The Shore and Newhaven is renowned for its vibrant coastal atmosphere, excellent connectivity and thriving food and drink scene. Residents are spoiled for choice with a fantastic selection of cafés, bars and renowned waterside restaurants around Newhaven Harbour and nearby The Shore in Leith. Ocean Terminal is close by, offering high street shopping, a multiscreen cinema and a variety of eateries, while an Asda supermarket and David Lloyd leisure club are both within easy walking distance. The area is particularly popular with outdoor enthusiasts, with scenic waterfront walks, cycle paths and the local beach at Wardie Bay, a favourite spot for wild swimmers, all nearby. Regular tram and bus services provide quick and easy access into the city centre and beyond, while the A902 (Ferry Road) offers convenient links to the City Bypass and wider motorway network.





Approx. Gross Internal Floor Area 76 Sq M / 818 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

