



Flat 6, 59 Ocean Drive, Edinburgh, EH6 6BH

Beautifully Presented and Spacious, Three-Bedroom, Dual-Aspect, Third-Floor Apartment

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Property Description

Beautifully presented and spacious, three-bedroom, dual-aspect, third-floor apartment with superb views over Leith Docks and city skyline. Part of a modern, factored residential development, located in Leith's fashionable Shore district, lying to the north-east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, an en-suite shower room, and a family bathroom.

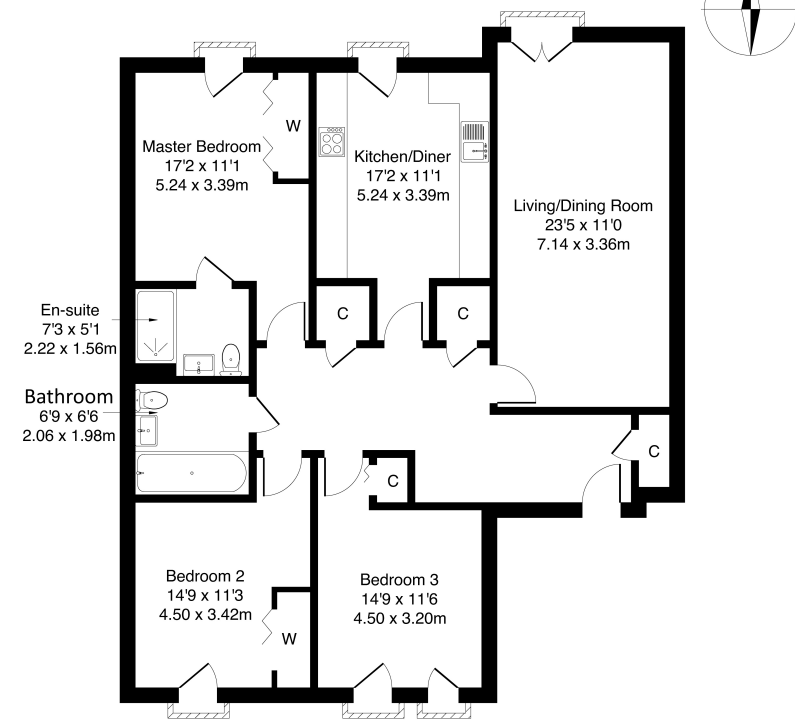
Highlights include a stylish, fully integrated kitchen, modern fitted bathroom suites, exceptional room sizes and multiple Juliet balconies. In addition, there is double glazing, gas central heating, multiple TV and telephone points, and a superb integrated storage.

The development also provides a lift service, a secured video entry, residential parking, a shared and secured terrace, a shared bike store, and a children's play area.

A bright and inviting entrance hall provides access to all rooms throughout this beautifully presented property, with the living room, kitchen, and all three bedrooms benefiting from elegant Juliet balconies that fill each space with natural light and a wonderful sense of openness. The spacious living and dining area features soft carpeted flooring, central light fittings, and French doors opening onto a Juliet balcony, creating a bright and airy setting perfect for both relaxing and entertaining. The modern fitted kitchen includes sleek tiled flooring, wood-effect worktops, stylish spotlighting, and a stainless-steel sink with a drainer. Integrated appliances comprise a fridge/freezer, dishwasher, washing machine, oven, and induction hob with a canopy above, providing a practical yet contemporary cooking environment.

The generously sized master bedroom features carpeted flooring, a built-in wardrobe with bi-folding doors, and a modern en-suite shower room for added comfort and privacy. Two further well-proportioned bedrooms, both carpeted with built-in wardrobes with bi-folding doors and tastefully decorated, offer ample space for family, guests, or home working. Completing the property, the stylish three-piece bathroom is fitted with a tiled splashback surround, tiled flooring, spotlighting, a shower over the bath, and a ladder-style radiator, creating a modern and relaxing finish.

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Flat 6, 59 Ocean Drive, Edinburgh EH6 6BH
Approximate Gross Internal Area: (1227 sq ft - 114 sq m.)



Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore, just a five-minute walk away, boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining. Ocean Terminal is only a one-minute walk from the property and features a gym, local supermarket, cafés, and a variety of retail outlets. The property is also just a one-minute walk from the nearest tram stop, providing direct links across the city to Edinburgh Airport and Newhaven.

Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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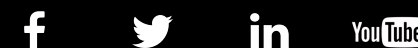
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