



**1/7, Ocean Way, Edinburgh, EH6 7DG**

Beautifully Presented & Spacious Two-Bedroom, First-Floor Apartment with Two Balconies

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# Property Description

Beautifully presented and spacious, two-bedroom, first-floor apartment with two balconies and vibrant Leith Docks views. 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 hall, open plan living/dining room and kitchen, two flexible bedrooms, and a bathroom.

Highlights include a luxury fitted kitchen with integrated appliances, extensive quality flooring, and a generous bathroom. In addition, there is double glazing, gas central heating, and balconies for both the lounge and main bedroom.

This factored development also provides a lift service, a secured entry system, two private parking permits, a shared fitness suite, and garden grounds.

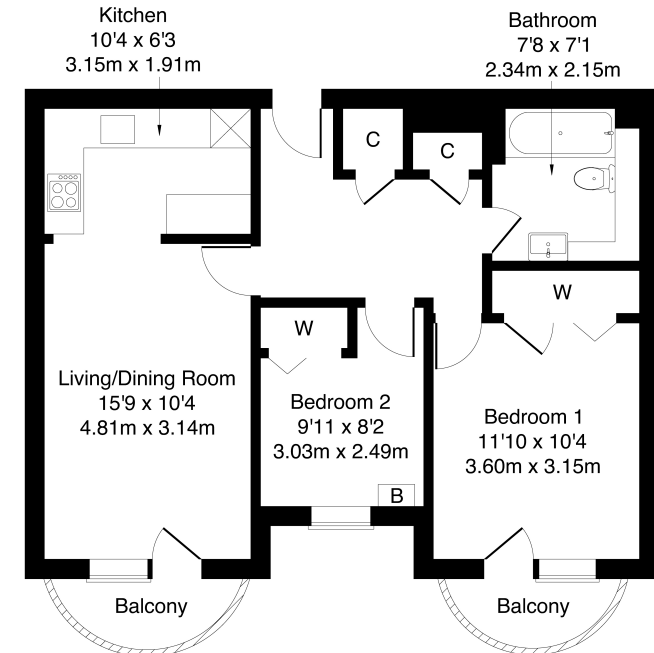
The entrance welcomes you into the property, providing access to all rooms, with the living area set to the rear and designed as an open-plan lounge and kitchen space. Finished with wood-effect flooring and opening onto a balcony, this area is ideal for entertaining. The kitchen continues the stylish wood-effect flooring and is fitted with sleek modern countertops, matching upstands, a tiled-effect splashback, and a sink with drainer, as well as integrated appliances including an oven with electric hob and canopy above, induction hob, and fridge freezer.

Both bedrooms carry the wood-effect flooring throughout and include built-in cupboards for convenient storage, with the main bedroom offering ample space for additional furniture along with its own private balcony. The hallway further benefits from two built-in cupboards, and completing the home is the family bathroom, a well-presented three-piece suite with a shower over bath and a contemporary ladder-style radiator.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers

major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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