



Estate Agents and Solicitors

1/19, Ocean Way, The Shore, Edinburgh, EH6 7DG

Spacious & Immaculately-Presented Three Bedroom, Third Floor Apartment

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Property Description

Spacious and immaculately-presented, three bedroom, dual-aspect, third floor apartment with a private balcony, forming part of a modern residential development, located in Leith's fashionable Shore district to the north-east of Edinburgh city centre, with views towards Arthur's Seat.

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

Features include an integrated kitchen, high ceilings, contemporary flooring and light neutral decor, integrated bedroom wardrobes, and modern bathroom suites.

In addition, there is double glazing, gas central heating, fibre optic broadband, multiple TV and telephone points, a 'Sonos' sound system in 5 rooms, and a secured entry system.

Some items of furniture may also be available for sale by negotiation.

This factored development also provides a lift service, two permits for the residents car park, a concierge service, on-site gym, a secure bicycle store, and communal grounds.

The welcoming entrance hallway features space for outerwear, and has two storage cupboards and carpeted flooring. With ample space for both lounge and dining furniture, the dual-aspect living room has carpeting, programmable spot lighting, a picture rail, and includes a 50" wall-mounted flat screen TV.

The modern kitchen is fully fitted, with wall and base units, a tiled backsplash, a stainless steel sink with drainer, an integrated fridge/freezer, oven, gas hob with canopy extractor above, dishwasher, and a washing machine.

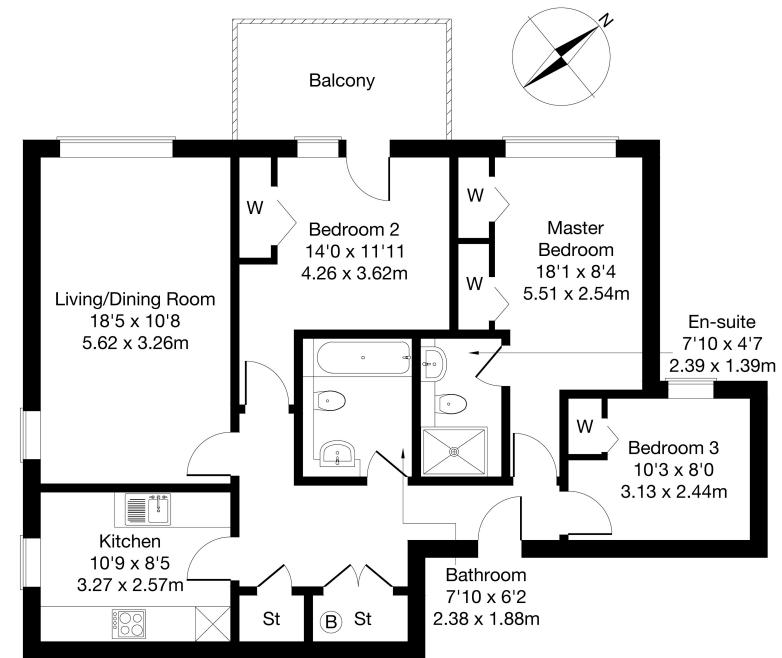
The master bedroom features carpeted flooring, a picture rail, two built-in wardrobes and a modern en-suite shower room. Bedroom two, currently used as an office, also has carpeting and a built-in wardrobe, as well as door leading out to the private northwest-facing balcony, while flexible bedroom three also includes a built-in wardrobe and picture rails.

Completing the accommodation, the bathroom is fitted with a white three-piece suite, a mains shower over the bath, and tiled splashwalls.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



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 location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's boutique hotels and unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range, such as a Tesco superstore on Duke Street and a 24-hour ASDA. The area also benefits from weekly markets, where local

food stalls and independent retailers are showcased. Ocean Terminal retail and leisure complex, also home to the Royal Yacht Britannia, offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven expected to complete in 2023.





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