

Flat 11 89 Ocean Drive

LEITH, EDINBURGH, EH6 6BR



*STYLISH THREE-BEDROOM
APARTMENT WITH PRIVATE BALCONY*



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McEwan Fraser Legal is delighted to present this spacious and contemporary three-bedroom apartment, situated within a sought-after modern development in the vibrant Leith area of Edinburgh. Benefiting from private residents' parking, beautifully maintained communal gardens and a private balcony with views towards Arthur's Seat, this property offers stylish and practical living in an excellent location.

The accommodation is presented in modern, neutral décor throughout and comprises a bright and welcoming living area, enhanced by floor-to-ceiling windows and a glazed patio door which allows an abundance of natural light to flood the room. The living space provides direct access to the private balcony, creating an ideal spot to relax and enjoy the outlook.

The Property





The modern kitchen and dining area is fully integrated with premium appliances and is finished with neutral décor and attractive wood-effect flooring. A built-in storage cupboard provides additional convenience, while direct access to the balcony further enhances the sense of space and connectivity.





There are three generous double bedrooms, all presented in neutral tones. The principal bedroom benefits from a contemporary en-suite shower room, while two of the three bedrooms feature built-in storage cupboards, offering excellent practicality.







Bedroom 2





Bedroom 3

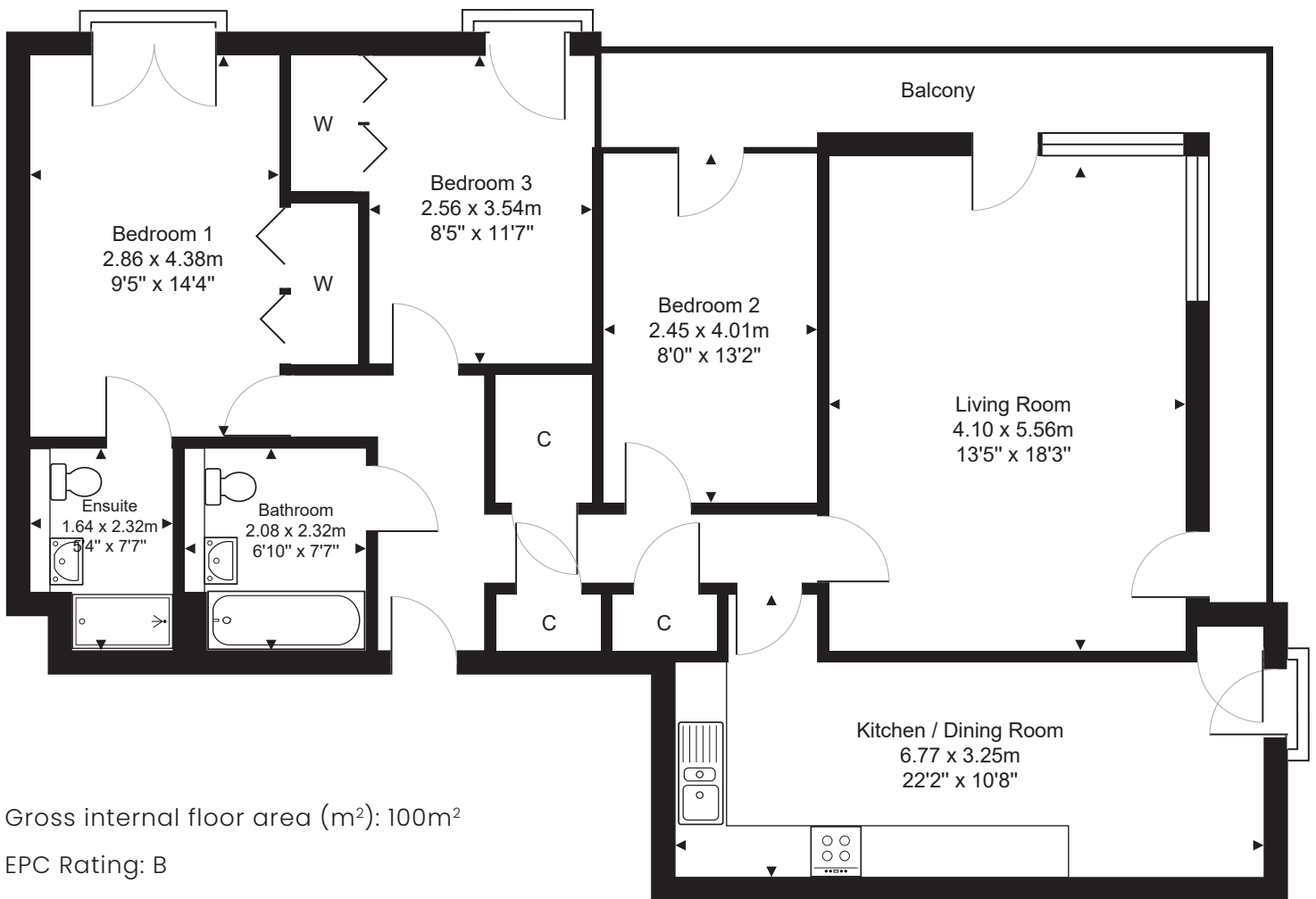




The modern family bathroom is fitted with a three-piece suite and is finished to a high standard and completes the property internally.







Gross internal floor area (m²): 100m²

EPC Rating: B

Floor Plan

Externally, residents enjoy access to immaculately maintained communal gardens and private residents' parking. This impressive apartment combines generous accommodation with modern finishes and is ideally positioned to take advantage of Leith's excellent amenities, waterfront attractions and transport links to Edinburgh city centre.





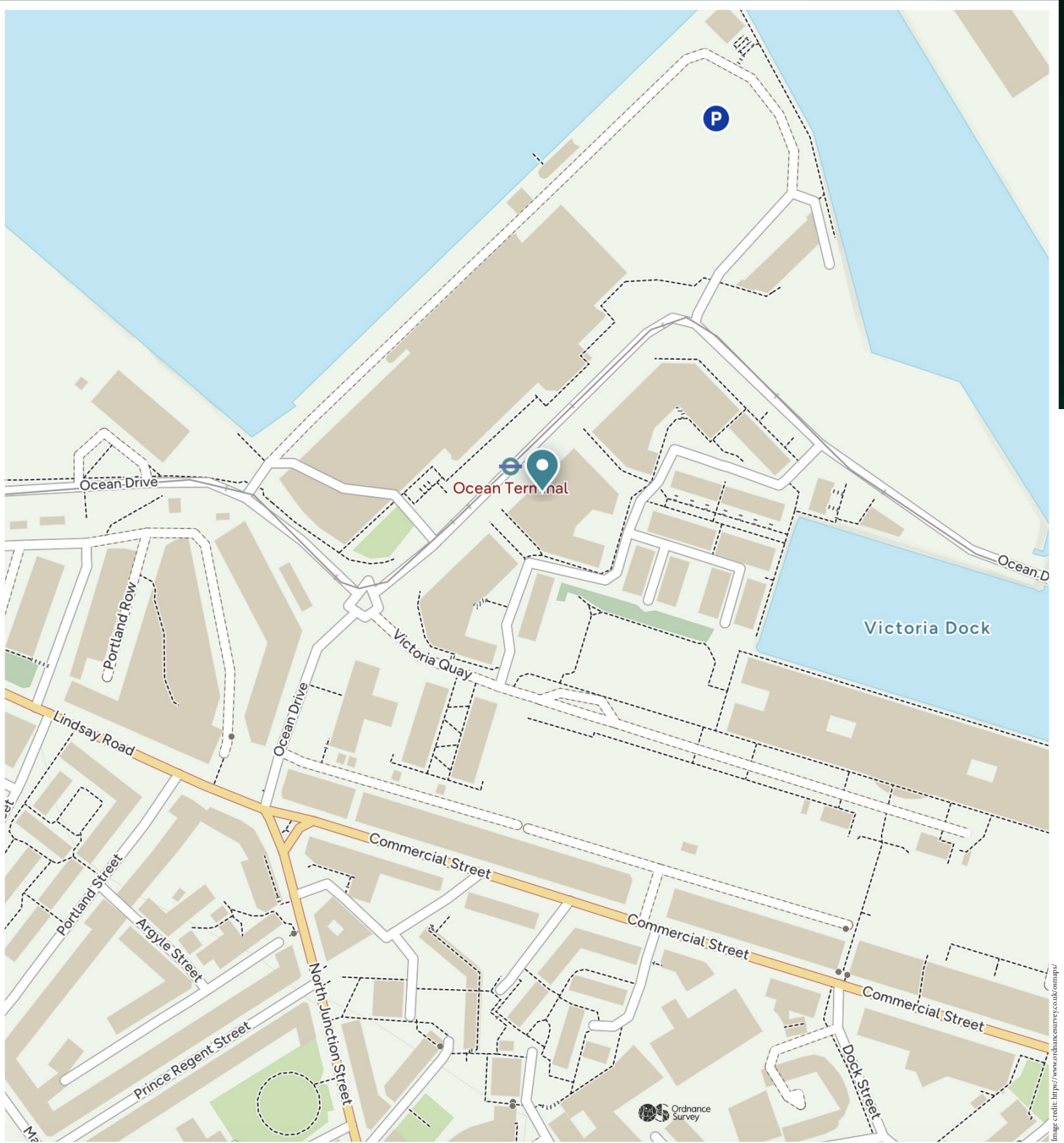


Ocean Drive is situated in the highly desirable Shore area of Leith, one of Edinburgh's most vibrant and sought-after districts. The property benefits from an exceptional waterfront location, with a fantastic range of cafés, bars, restaurants and boutique shops all within easy walking distance along The Shore and surrounding streets.

The area offers excellent transport links, with regular bus and tram services providing quick and easy access to Edinburgh city centre, Waverley Station and beyond. The nearby tram stop also offers direct connectivity to Edinburgh Airport, making this an ideal location for commuters and professionals.

Leith has undergone significant regeneration in recent years and is now recognised as one of Edinburgh's most dynamic and fashionable neighbourhoods, combining historic charm with modern urban living. Residents can also enjoy nearby green spaces and scenic walks along the Water of Leith and Ocean Terminal area, which includes additional leisure and shopping facilities. This location continues to be extremely popular with a wide range of buyers, from young professionals to investors, due to its lifestyle offering, strong amenities and excellent connectivity.

The Location



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