



# 1/15 Ocean Way

EDINBURGH, EH6 7DG

Spacious modern three bedroom flat in  
Edinburgh's popular shore area.



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**McEwan Fraser Legal**  
Solicitors & Estate Agents



McEwan Fraser Legal are delighted to present to the market this desirable three-bedroom flat with residents parking and communal grounds.

# THE LOUNGE





# THE KITCHEN



- Fully equipped modern kitchen which has a four ring gas hob, fan oven and integrated white good appliances. The kitchen further benefits from access to a large private balcony.
- Spacious and bright living area with access to both of the two private balconies.
- Three double bedrooms which are all spacious and benefit from integrated wardrobes.
- Two bathrooms which includes the master en-suite and the main family bathroom. Both of which are modern and recently upgraded.
- The property further benefits from modern gas central heating and double glazed windows, making a warm and cost-effective home all year round.

As an owner, you will have access to a well-equipped on-site gym, as well as private residents parking which is permitted and monitored by the full time on-site concierge. It is worth noting that the Edinburgh Tram will be passing through Ocean Way. This will connect the property to the city centre and Edinburgh Airport with great ease.



# THE BALCONY



benefits from access to a large private balcony







## THE BEDROOM & ENSUITE







## THE SECOND & THIRD BEDROOMS



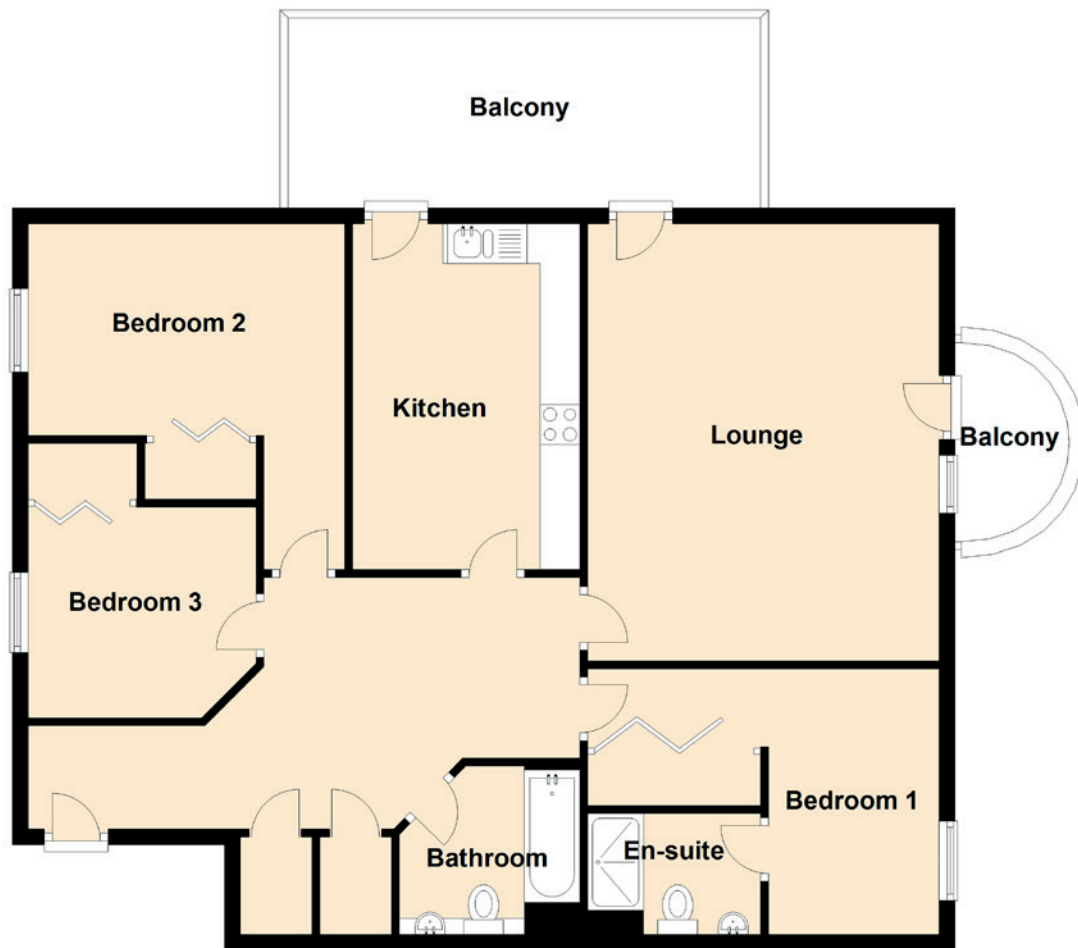




# THE BATHROOM



# FLOOR PLAN, DIMENSIONS & MAP



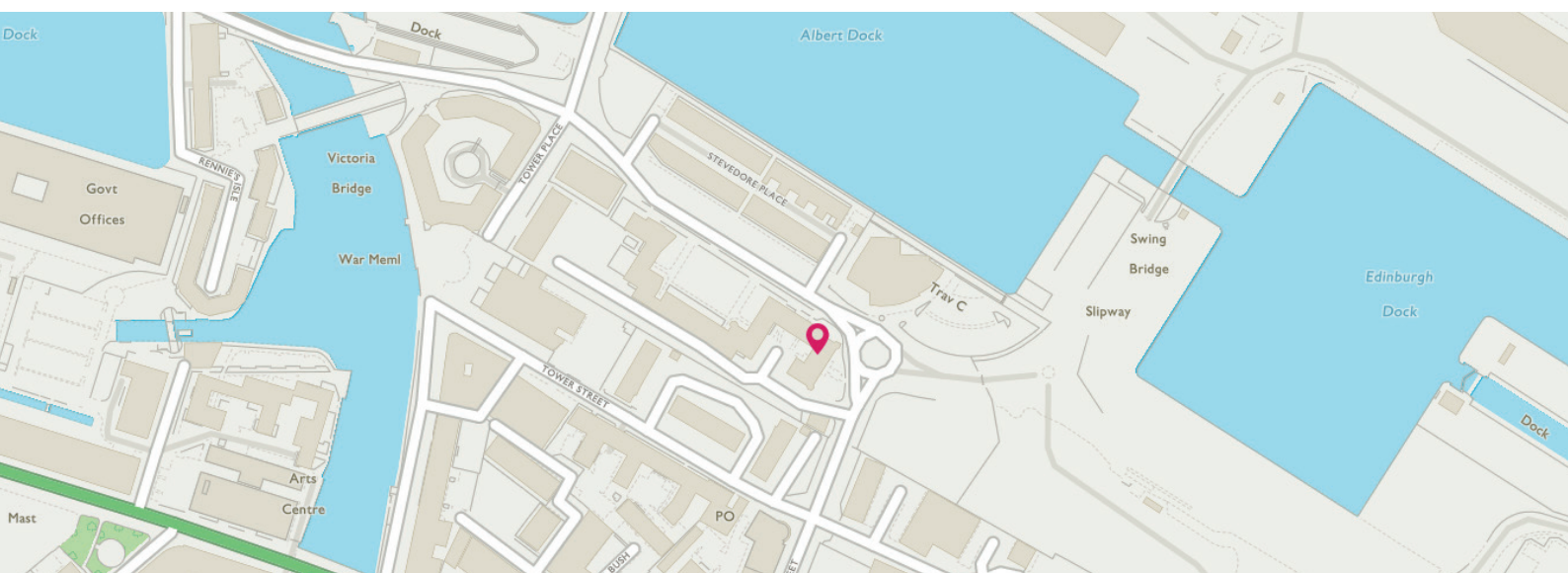
Approximate Dimensions  
(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 5.50m (18'1") x 4.42m (14'6")  |
| Kitchen   | 4.35m (14'3") x 2.86m (9'5")   |
| Bedroom 1 | 4.42m (14'6") x 3.34m (10'11") |
| En-suite  | 2.17m (7'2") x 1.52m (5')      |

|           |                               |
|-----------|-------------------------------|
| Bedroom 2 | 4.35m (14'3") x 3.98m (13'1") |
| Bedroom 3 | 2.87m (9'5") x 2.65m (8'8")   |
| Bathroom  | 2.30m (7'7") x 2.12m (6'11")  |

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: B





# THE LOCATION

This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.



The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars and the area is well served by major and local supermarkets.

The extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores including Boots and a Marks and Spencers food hall, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.

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Text and description  
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Surveyor



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