

Flat 5, 89 Ocean Drive

EDINBURGH, EH6 6BR



*GENEROUS AND MODERN THREE
BEDROOM FLAT WITH PRIVATE BALCONY*



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McEwan Fraser Legal is delighted to present this generously proportioned three bedroom flat in this sought after development within the desirable Shore area of the city. With excellent amenities and public transport on your doorstep.

Inside, the property comprises a spacious living area which offers a multitude of possibilities when it comes to furniture arrangements and also provides access to the private balcony. The fully equipped kitchen is accessed from the hallway and offers a bright cooking and dining space. The kitchen benefits from integrated appliances, single oven, electric hob and quartz worktops making for an excellent cooking and entertaining space.

The apartment has three generous double bedrooms, all of which range in size and offer plenty of space for free-standing storage. The master bedroom is equipped with a modern en suite shower room. There are two bathrooms in the property, the first of which is a fully fitted three piece white bath suite accessed via the hallway of the property and the master bedroom boasts a three piece en-suite shower room.







Bedroom 1





Bedroom 2

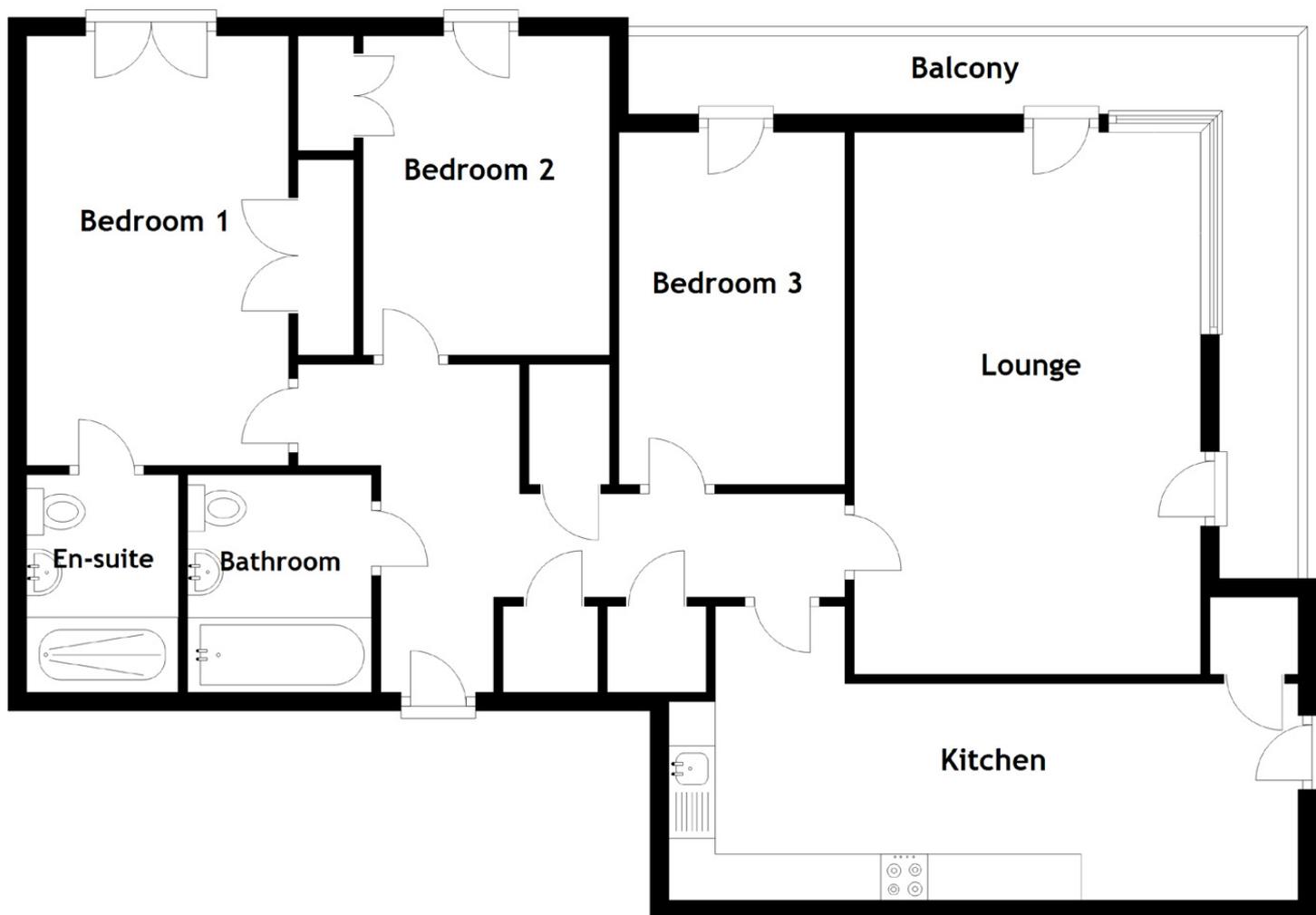




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.85m (19'2") x 3.71m (12'2")
Kitchen	6.74m (22'2") x 3.17m (10'5")
Bedroom 1	4.64m (15'3") x 2.81m (9'3")
En-suite	2.35m (7'8") x 1.63m (5'4")
Bedroom 2	3.45m (11'4") x 2.64m (8'8")
Bedroom 3	3.80m (12'6") x 2.42m (7'11")
Bathroom	2.35m (7'8") x 1.97m (6'6")

Gross internal floor area (m²): 100m²

EPC Rating: B



The Balcony





In addition to this the property further benefits from excellent storage as well as gas central heating, modern double glazing and finally a private, allocated undercover car parking space. The property is expected to be of particular interest and as such early viewing is recommended.



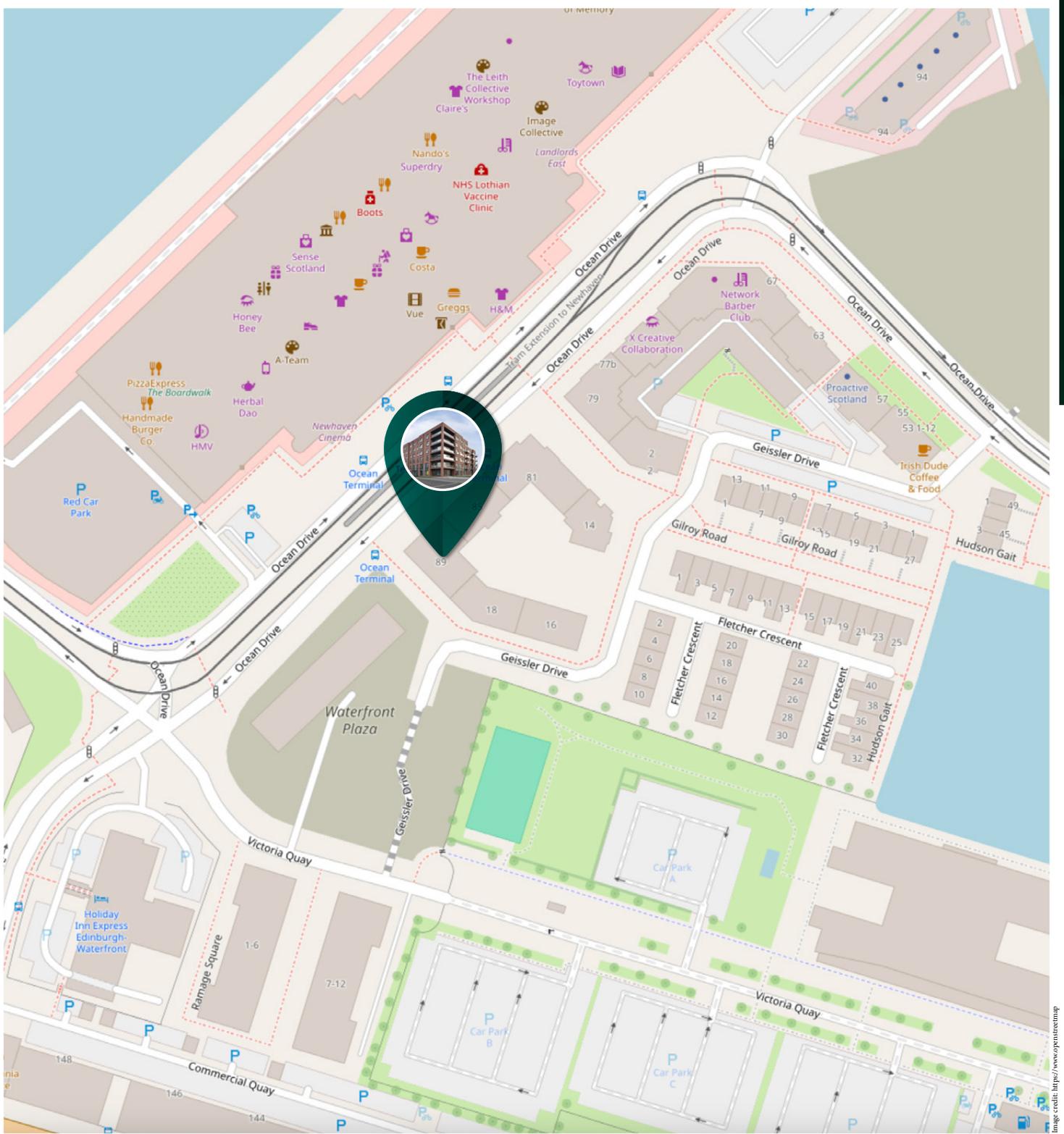


This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent,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