

# 1/13 Ocean Way

THE SHORE, EDINBURGH, EH6 7DG



*This spacious two-bedroom modern apartment is ideally located close to The Shore and has immediate access to the new tramline*



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McEwan Fraser is delighted to present this spacious two-bedroom modern apartment to the market. The property is ideally located close to The Shore and has immediate access to the new tramline giving easy access to the city centre and Edinburgh airport. The property is offered to the market chain free.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room which is naturally bright and has ample space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN



The living room gives access to a contemporary kitchen which is fully fitted and enjoys an integrated gas hob, electric oven, fridge/freezer, dishwasher, and washing machine.





There are two well-proportioned double bedrooms which both have integrated wardrobes and plenty of space for additional bedroom furniture. Bedroom one also benefits from a partially tiled en-suite shower room. The accommodation is completed by the master bathroom and the central hallway with integrated storage.

## THE BATHROOM



# BEDROOM 1



two well-proportioned double bedrooms  
which both have integrated wardrobes



# BEDROOM 2



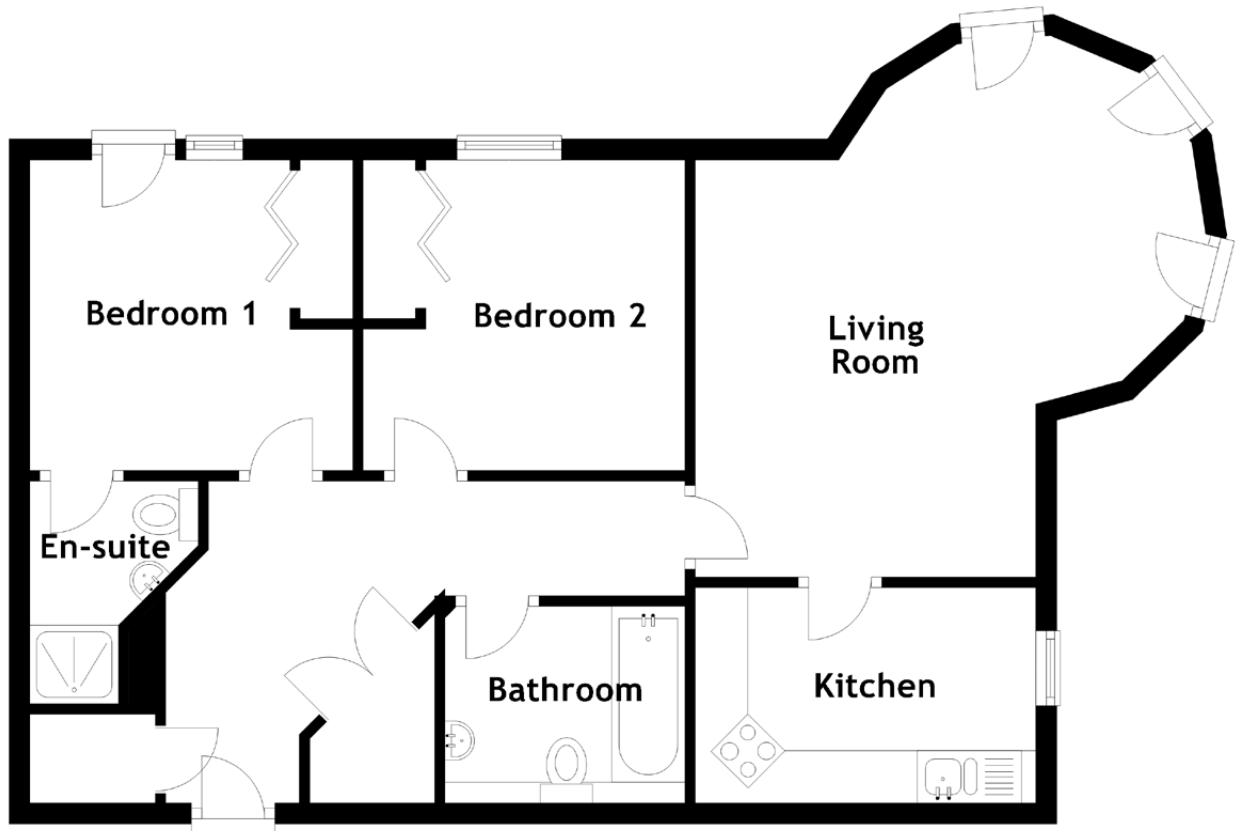
For extra warmth and comfort, the property boasts gas central heating and double glazing.

As an owner, you will have access to a well-equipped on-site gym, as well as private resident's parking which is permitted and monitored by the full-time on-site concierge.

# EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

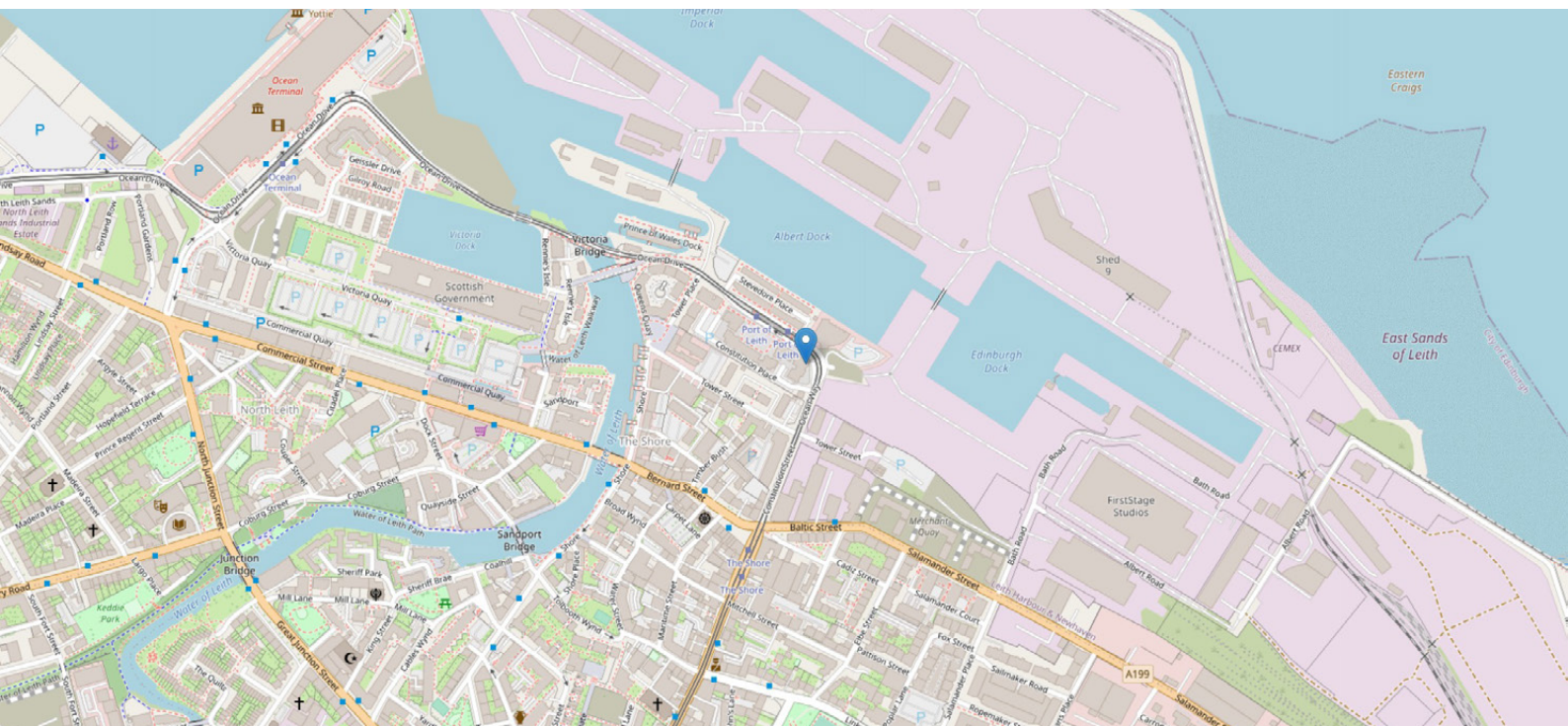


Approximate Dimensions  
(Taken from the widest point)

Living Room 3.79m (12'5") x 3.26m (10'8")  
 Kitchen 3.26m (10'8") x 2.06m (6'9")  
 Bedroom 1 3.09m (10'2") x 2.97m (9'9")

En-suite 2.13m (7') x 1.61m (5'3")  
 Bedroom 2 3.08m (10'1") x 2.97m (9'9")  
 Bathroom 2.30m (7'6") x 1.89m (6'2")

Gross internal floor area (m<sup>2</sup>): 63m<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 Tram will be extended to the area in the near future.





In recent years, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants.

For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym.



# McEwan Fraser Legal

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