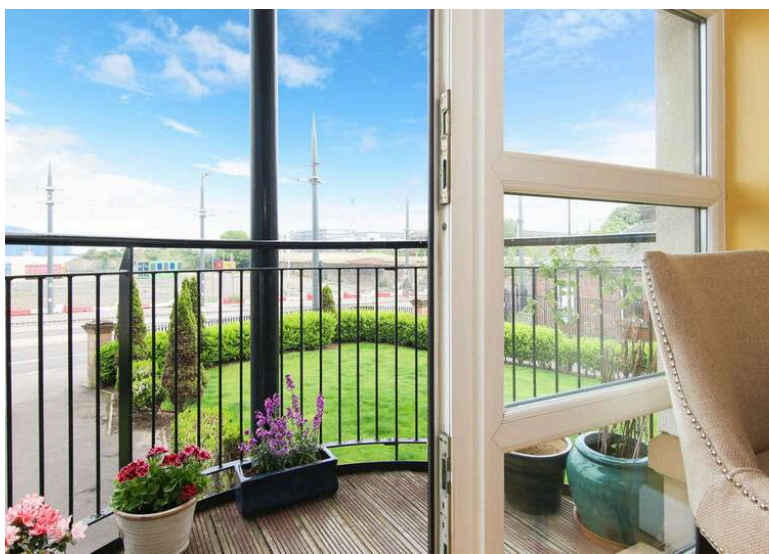
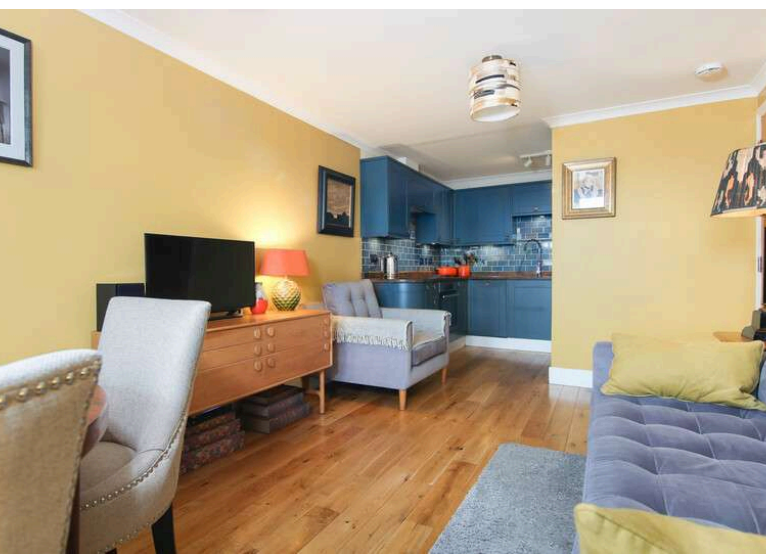




1/7 Ocean Way
The Shore, Edinburgh, EH6 7DG





1/7

Ocean Way

Beautifully presented First Floor Flat offering easily manageable accommodation in this exclusive modern residential development in the fashionable Shore district of Leith.

- Reception hall
- Open plan Living room/Kitchen
- 2 Double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private residents parking
- Communal landscaped grounds
- Security entryphone system
- Lift

Home Report: £250,000

Asking Price: Offers Over £245,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

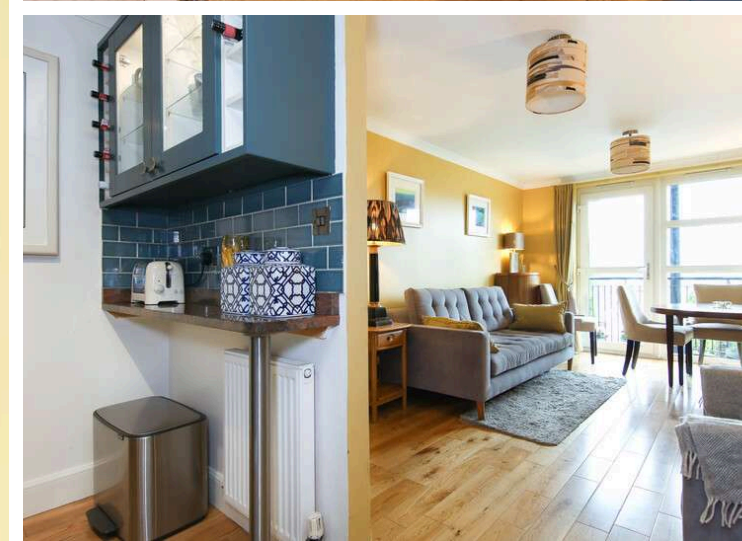
The flat is entered off a well kept common stairway with secure entry and passenger lift and comprises reception hall, open plan living room/fitted kitchen with ample space for dining table & chairs and private balcony, bedroom 1 with built-in wardrobes and private balcony, second double bedroom with built-in wardrobes and bathroom with shower. It also enjoys the benefit of gas central heating and double glazing.

The development is set within well maintained areas of landscaped communal garden ground and private residents parking is also available.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras: to include all fitted floorings, curtains, blinds, light fittings, hob, oven, cooker hood, fridge/freezer, washer dryer, and dishwasher.

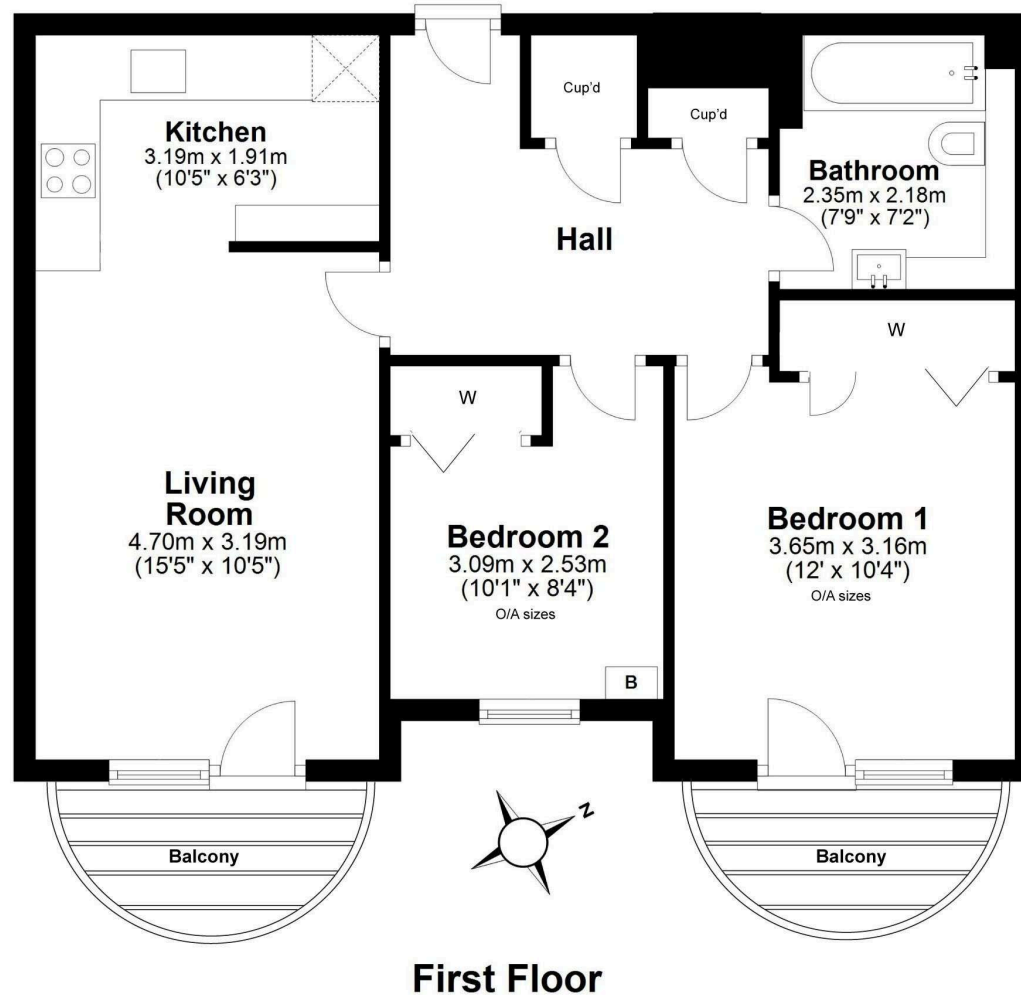
Factor: James Gibb, Approx. £120 per month. This includes block buildings insurance.







Approximately two miles north of Edinburgh city centre, the Shore was once a thriving port at the heart of the capital's maritime industry. The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital. The Shore is renowned for its buzzing arts and social scene, with galleries and boutiques, trendy bars and award-winning eateries. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce. The Shore is served by an excellent range of local services and amenities, particularly at the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities. The property enjoys fantastic public transport links including easy access to the tramline and bus services running day and night to the city centre. It also provides swift and easy to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



VMH SOLICITORS

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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.