



**71/2 Ocean Drive**  
Edinburgh, EH6 6BP

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# "71/2 Ocean Drive is a spacious first floor flat, located within a modern, factored development"

- SECURE DOOR ENTRY SYSTEM
- STAIRWELL
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ALARM SYSTEM
- UNRESTRICTED RESIDENTIAL PARKING
- COMMUNAL DECKING AREA





## LOCATION

The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. The area offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multi-screen cinema and a Marks and Spencer's food hall. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven, which also has the added attraction of a David Lloyd gym complex. Frequent and varied bus services run from nearby main roads to Princes Street and other parts of the city

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

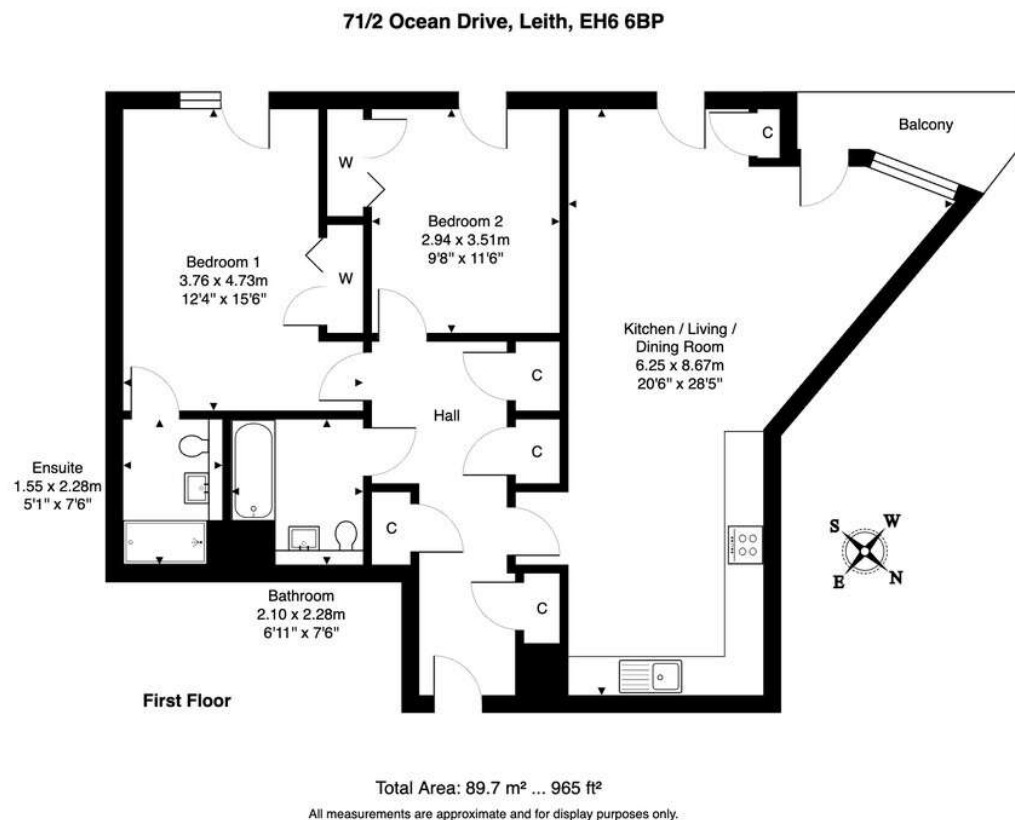
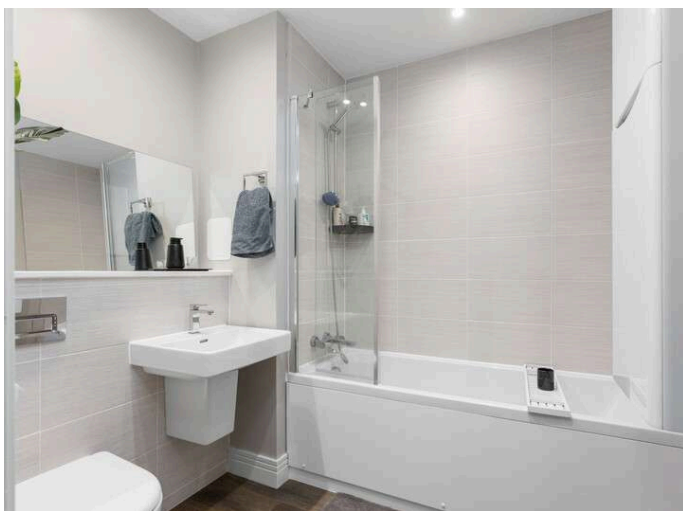
## DESCRIPTION

71/2 Ocean Drive is a spacious first floor flat, located within a modern, factored development in the highly regarded district of The Shore. The property is close to excellent transport links to and from the city centre and a vast array of amenities can be found at Ocean Terminal opposite. Having been finished to an exceptionally high standard throughout, the accommodation comprises: welcoming entrance hall with entry phone system and ample storage cupboards off; bright and spacious open plan living room/dining room and kitchen with access to private balcony; double bedroom 1 with built in wardrobe and modern en-suite shower room; double bedroom 2 with built in wardrobe space and a contemporary family bathroom with shower over bath which completes the accommodation on offer. Further benefits include double glazing; gas central heating system; alarm system and heat recovery system; NHBC Warranty; unrestricted residential parking and communal decking area.

## EPC RATING

The energy efficiency rating for this property is band B.

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