



89/6 OCEAN DRIVE
LEITH, EDINBURGH, EH6 6BR

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Presented in a true move-in condition with stylish, contemporary interiors and tasteful décor, this second-floor apartment forms part of a sought-after modern development and enjoys access to immaculately maintained shared gardens and private residents' parking. The apartment offers a large open-plan living area with a private, south-facing balcony, two bedrooms, and two bathrooms.

A secure video entry system and a lift (or stairs) takes you to the second floor, where you are welcomed inside by an inviting hall (with built-in storage and a utility cupboard), where the pristine interiors are immediately introduced with neutral décor and rich wood-styled flooring. Straight ahead, you step into the fabulous open-plan kitchen, living, and dining room, where ample space is provided for layouts of lounge and dining furniture. The dual-aspect living area boasts south-facing French doors capturing sunny natural light throughout the day and opening onto a private balcony with space for a table and chairs. Back inside, the kitchen features a breakfast bar and comes well-appointed with a wide range of stylish slate-grey cabinets, workspace, and integrated appliances comprising an oven, induction hob, extractor fan, fridge/freezer, and dishwasher, whilst the hall utility cupboard houses a washing machine.

FEATURES

- Second-floor apartment in Leith
- Part of a sought-after contemporary development
- Secure shared entrance and lift service
- Hall with built-in storage and utility cupboard
- Open-plan breakfasting kitchen, living, and dining room with south-facing balcony
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Well-maintained shared gardens
- Private residents' parking
- Gas central heating and double glazing





The apartment's two double bedrooms both continue the attractive presentation of the preceding accommodation with neutral décor and plush carpets, with one enjoying a unique wood accent wall. Both bedrooms are accompanied by built-in wardrobes, whilst the principal boasts its own en-suite shower room. Finally, a bathroom completes the accommodation and comprises a bath with an overhead shower and a glazed screen, a WC-suite, and a chrome towel radiator. The home is kept warm by a gas central heating system and benefits from double-glazed windows. Externally, the development is set within beautifully maintained shared gardens and offers private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale. Some furniture may be available by separate negotiation. Factor: The development is managed by Ross & Liddell for an approximate monthly fee of £60-£70.







Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.





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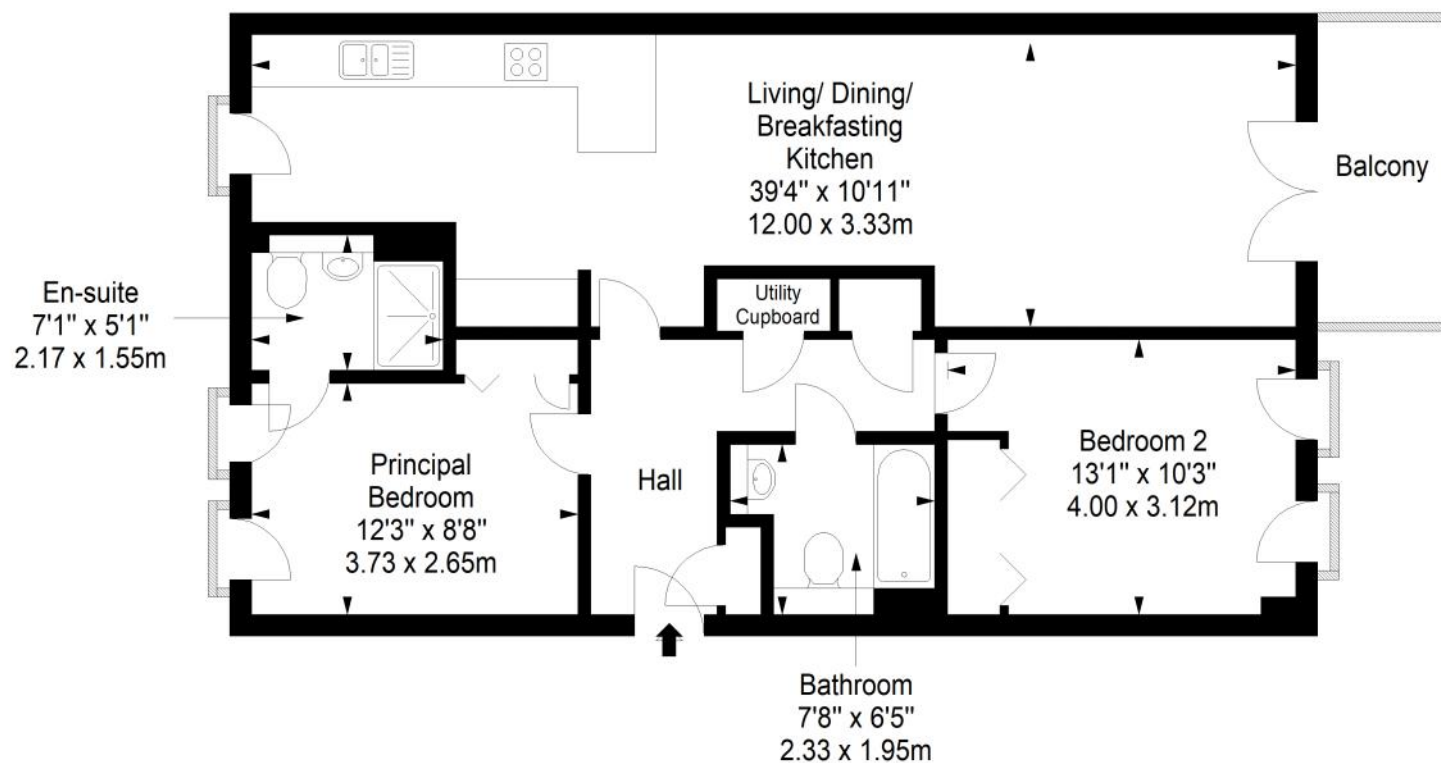
HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor
 Approx. 79.7 sq. metres (857.9 sq. feet)



Total area: approx. 79.7 sq. metres (857.9 sq. feet)