



35/10 Ocean Drive, The Shore, Edinburgh, EH6 6JL

Beautifully Presented and Spacious, Three-Bedroom, Fourth-Floor, Dual-Aspect Apartment

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Property Description

Beautifully presented and spacious, three-bedroom, dual-aspect, fourth-floor apartment with superb views over Leith Docks and to the Forth. Part of a modern, factored, residential development, located close to the tram stop, in Leith's fashionable Shore district, lying to the north-east of Edinburgh city centre.

Comprises an entrance hallway, an open plan living/dining room and kitchen, with a balcony, three double bedrooms, an en-suite shower room and a family bathroom.

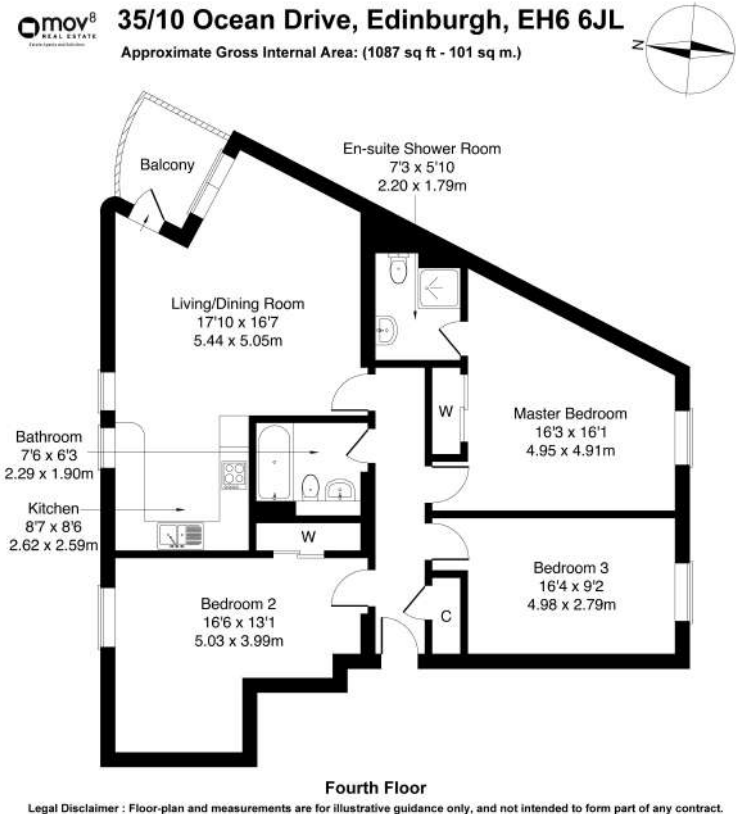
Highlights include a high-quality fitted kitchen, quartz worktops, extensive engineered wood flooring and modern fitted bathroom suites. In addition, there is double glazing, gas central heating, generous room sizes and good integrated storage. This factored development also provides an allocated parking space in a secure underground car park.

Further benefits include a lift service, a secure video entry and a communal courtyard.

A welcoming entrance hall, with storage, is finished with light, neutral decor and engineered wood flooring, which continues into a spacious, open-plan room. Fronted by a private balcony, with views over Leith Docks, the versatile floor plan offers space for both lounge and dining furniture and flows openly into a kitchen, fitted with modern grey units and quartz worktops. Appliances include an integrated double oven, an induction hob, a canopy and a dishwasher, whilst space is available for a fridge/freezer and a washing machine.

Three carpeted double bedrooms provide well-proportioned, flexible spaces, with the master bedroom further benefiting from integrated wardrobe storage and an en-suite shower room.

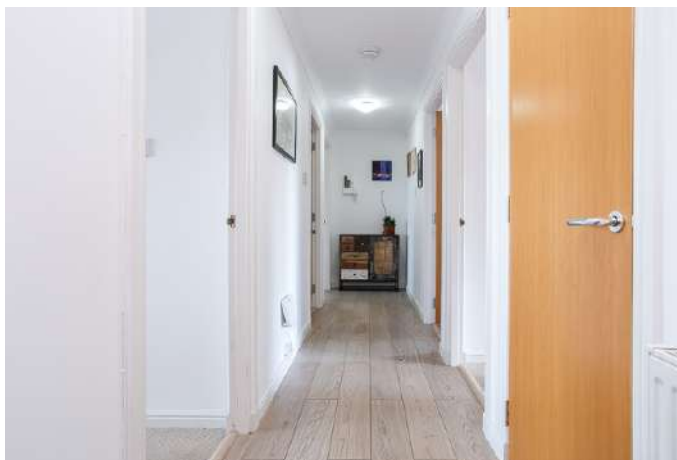
Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower-over-bath, and tiled splash walls.



Area Description

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range. The area also benefits from weekly

markets, where local food stalls and independent retailers are showcased. Ocean Terminal retail and leisure complex offers a multi-screen cinema, a gym and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the property just a few minutes walk from a tram stop.





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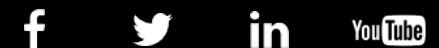
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