



1/8, Ocean Way, Edinburgh, EH6 7DG

Well-Proportioned, Two-Bedroom, First-Floor Corner-Aspect Apartment

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Property Description

Well-presented and well-proportioned, this two-bedroom, first-floor corner-aspect apartment includes Juliet balconies and private parking. Part of a modern, factored residential development adjacent to the Leith Docks, located in the fashionable Shore district, lying to the north-east of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, kitchen, two double bedrooms, an en-suite, and a bathroom.

Highlights include a fitted kitchen with integrated appliances, contemporary flooring, and balconies for both the lounge and main bedroom. Additionally, it features double glazing, gas central heating, and superb integrated storage, including a bedroom wardrobe and a walk-in hall store.

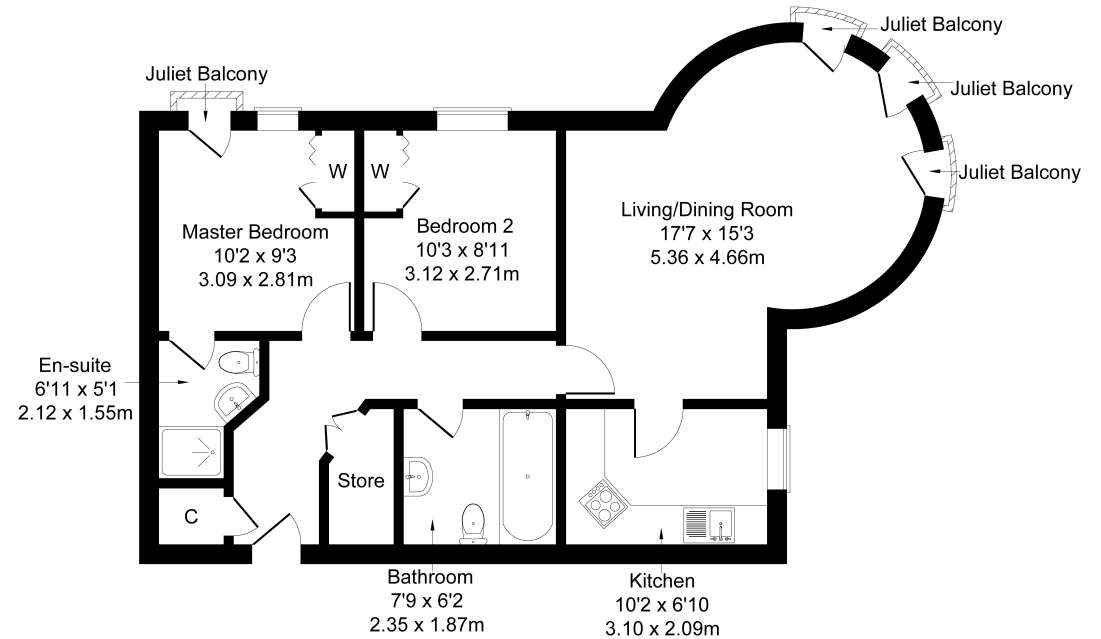
This factored development also provides a lift service, a secure entry system, two private parking permits and garden grounds.

An entrance hallway welcomes you into the property and provides access throughout, leading into the spacious living/dining room, which offers a versatile layout for flexible living and benefits from three Juliet balconies, while being finished with contemporary flooring. The kitchen is finished with tiled-effect flooring, granite-effect countertops with a tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, washing machine, dishwasher and fridge/freezer.

The hallway provides further access to bedrooms one and two, both finished with light and tasteful décor throughout, matching carpeted flooring and built-in cupboards ideal for additional storage. Bedroom one further benefits from an en-suite shower room, ideal for added convenience. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and

independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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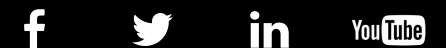
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