GILSONGRAY

LAW • PROPERTY • FINANCE



63/5 OCEAN DRIVE

Leith, Edinburgh, EH6 6BP

1	1	1
Public Room	Bedroom	Bathroom

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Set within a contemporary development on Ocean Drive in Leith, this well-presented second-floor flat offers bright, modern accommodation in a convenient waterfront setting. A welcoming entrance hall with two built-in cupboards leads through to a spacious open-plan living/dining room and kitchen, creating an easy layout for everyday living and entertaining. The kitchen is fitted with sleek contemporary units, while the generous double bedroom is served by a bathroom with a three-piece suite. Double glazing and gas central heating add everyday comfort, and residents benefit from communal garden grounds and an unallocated residents' car park.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

CLICK HERE
TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Contemporary second-floor flat in Leith
- Well-presented modern interiors
- Secure shared entrance and lift service
- Entrance hall with two built-in cupboards
- Spacious open-plan living and dining room
- Contemporary fitted kitchen
- Generous double bedroom with a wardrobe
- Bathroom with a three-piece suite
- Communal garden grounds
- Unallocated residents' parking
- Double glazing and gas central heating









THE BEDROOMS
& BATHROOMS



LEITH, EDINBURGH

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.





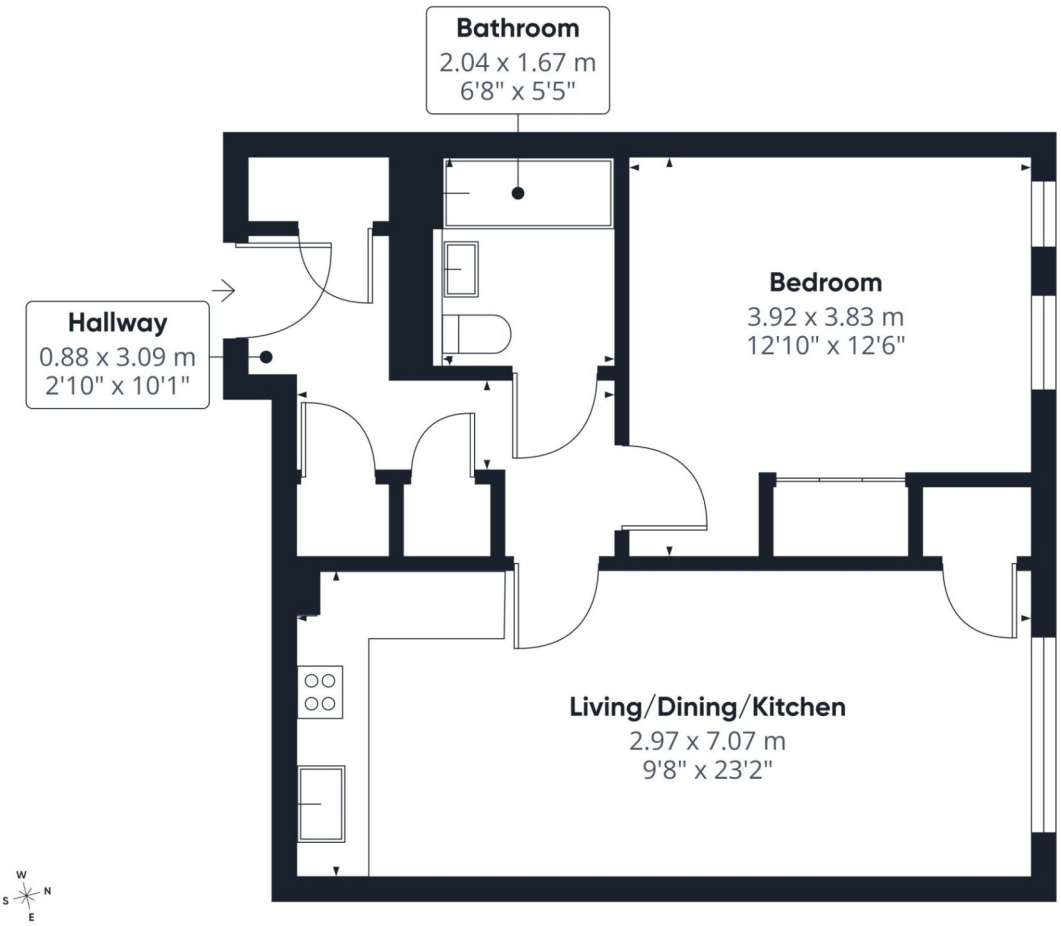


VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC RATING
B

COUNCIL TAX BAND
D

FLOORPLAN



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Approximate total area[1]
47.7 m²
515 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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