

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £259,000

31/11 Ocean Drive, The Shore, EH6 6JL



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Beautifully Bright Contemporary Third Floor Two Bedroom Apartment With Secure Allocated Parking

This is a beautifully bright contemporary third floor two bedroom apartment pleasantly located in the highly fashionable and vibrant Shore district of Leith, an extremely popular area close to wide ranging amenities and transport links.

Forming part of a factored development with secure underground allocated residents' car parking the thoughtfully designed interior creates a stylish home of space and modern living all presented in move-in condition. In brief, the accommodation comprises: spacious welcoming entrance hall, impressive lounge open to well fitted dining kitchen with integrated appliances (hob/oven, microwave oven, dishwasher, automatic washing machine/tumble drier and fridge/freezer) and door to private balcony, two double bedrooms/one en suite showerroom and stylish bathroom with shower/screen. Tastefully decorated with light neutral tones complemented by toning tiling and attractive fitted floor coverings, the property also benefits from the added comfort of gas central heating, double glazing and excellent storage including fitted wardrobes in both bedrooms. A video entry system provides security to the well-maintained common entrance/stairway with lift access to all floors.

It is anticipated that this property will suit professionals or investor and early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.50 m x 4.29 m / 14'9" x 14'1"
Dining Kitchen	4.47 m x 2.97 m / 14'8" x 9'9"
Bedroom 1	5.23 m x 3.15 m / 17'2" x 10'4"
Bedroom 2	3.91 m x 3.00 m / 12'10" x 9'10"
Bathroom	2.62 m x 2.46 m / 8'7" x 8'1"
Ensuite	1.88 m x 1.47 m / 6'2" x 4'10"



LOCATION

While convenient for access to the finest amenities of the city centre, the property is ideally placed for superb local convenience shopping and amenities where a variety of fine restaurants, bars and bistros are all within comfortable walking distance. The Ocean Terminal shopping mall is also within walking distance offering a wide range of major retail outlets, restaurants, pure gym and cinema complex. Schools catering for all age groups are easily accessible and a frequent public transport service operates nearby to many parts of the city with the tram system extension to Newhaven currently under construction. Close proximity to Seafield Road and Ferry Road also gives the area distinct location advantage in terms of accessibility to Edinburgh International Airport, central motorway network and A1.

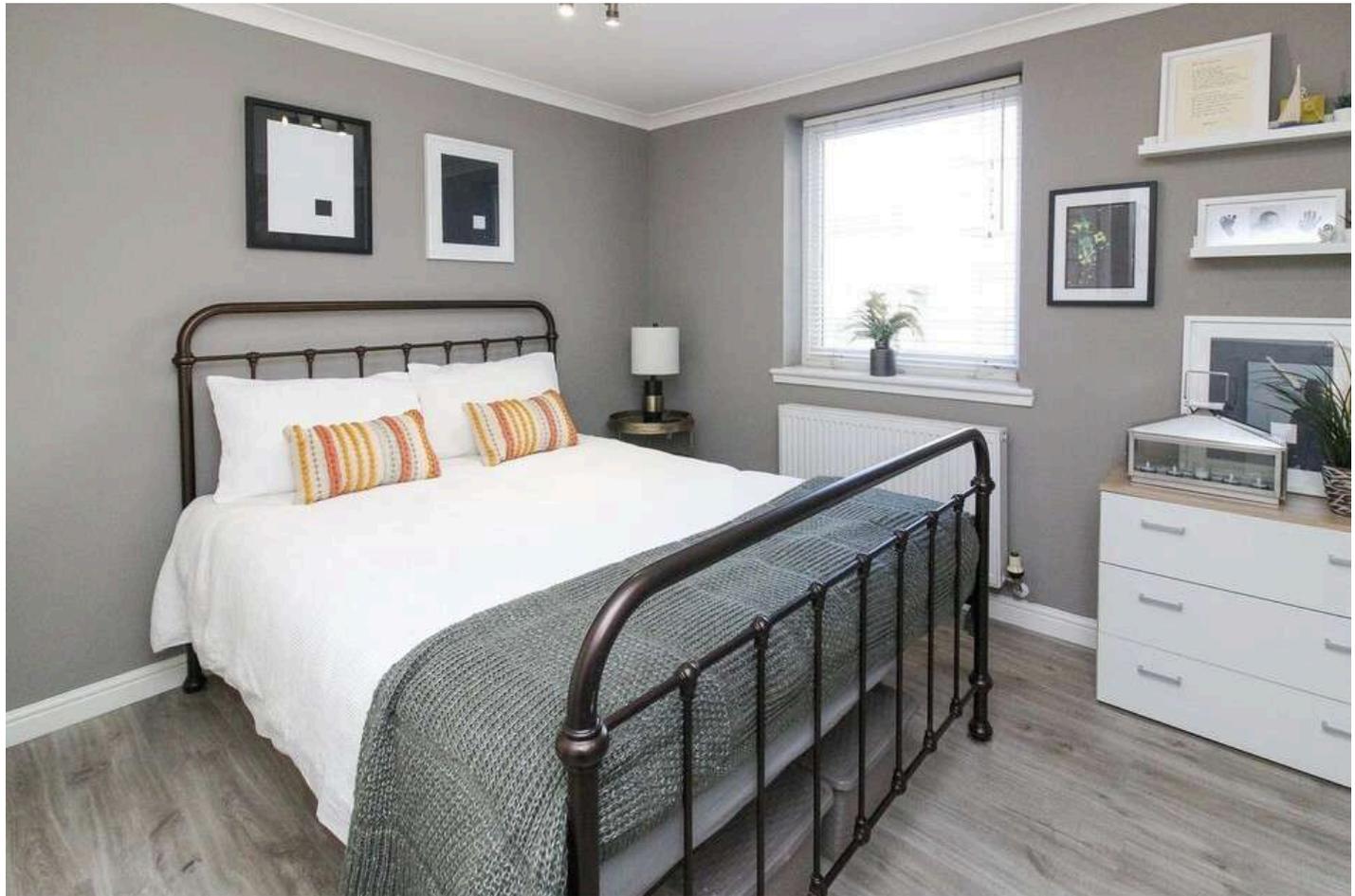
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

GROUNDS The building and grounds are maintained by a factoring system currently managed by Trinity Factors. A current quarterly fee of approximately £300 is payable for general/grounds/lift maintenance, stair cleaning & lighting and buildings insurance.

EXTRAS Fitted floor coverings and blinds

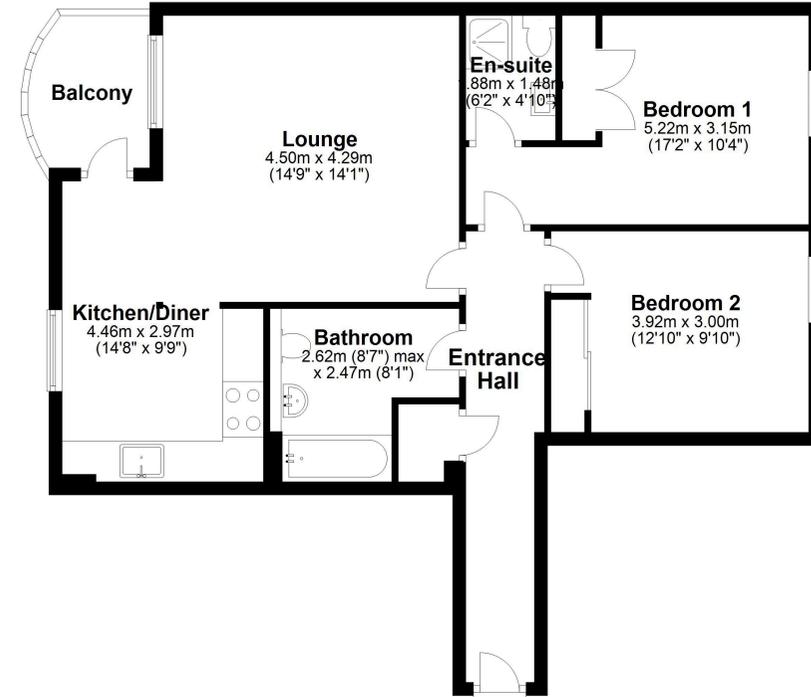
EPC RATING C

VIEWING By appointment, please telephone 0131 554 6244





31/11 Ocean Drive



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.