

# 79/10 Ocean Drive

THE SHORE, EDINBURGH, EH6 6BP



## SPACIOUS THREE BEDROOM FOURTH FLOOR FLAT



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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McEwan Fraser Legal is delighted to present this three-bedroom fourth-floor, modern flat to the market in excellent condition.

Inside, the property comprises of a spacious living area with private balcony. The living room offers various possibilities for furniture arrangements. There is a fully equipped kitchen/dining room which is very generously proportioned with modern integrated appliances. With a large dining table this space is the perfect space for entertaining and everyday functionality.

The flat has three generous double bedrooms, all ranging in size with the master bedroom benefitting from an en-suite.

There are two bathrooms in the property one main family bathroom which is equipped with a shower over the bath. The en-suite in the master bedroom is a modern shower room with double shower and both are well maintained and finished to a high standard by the developer.

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**Kitchen/Diner**





**Bedroom 1**







**Bedroom 2**

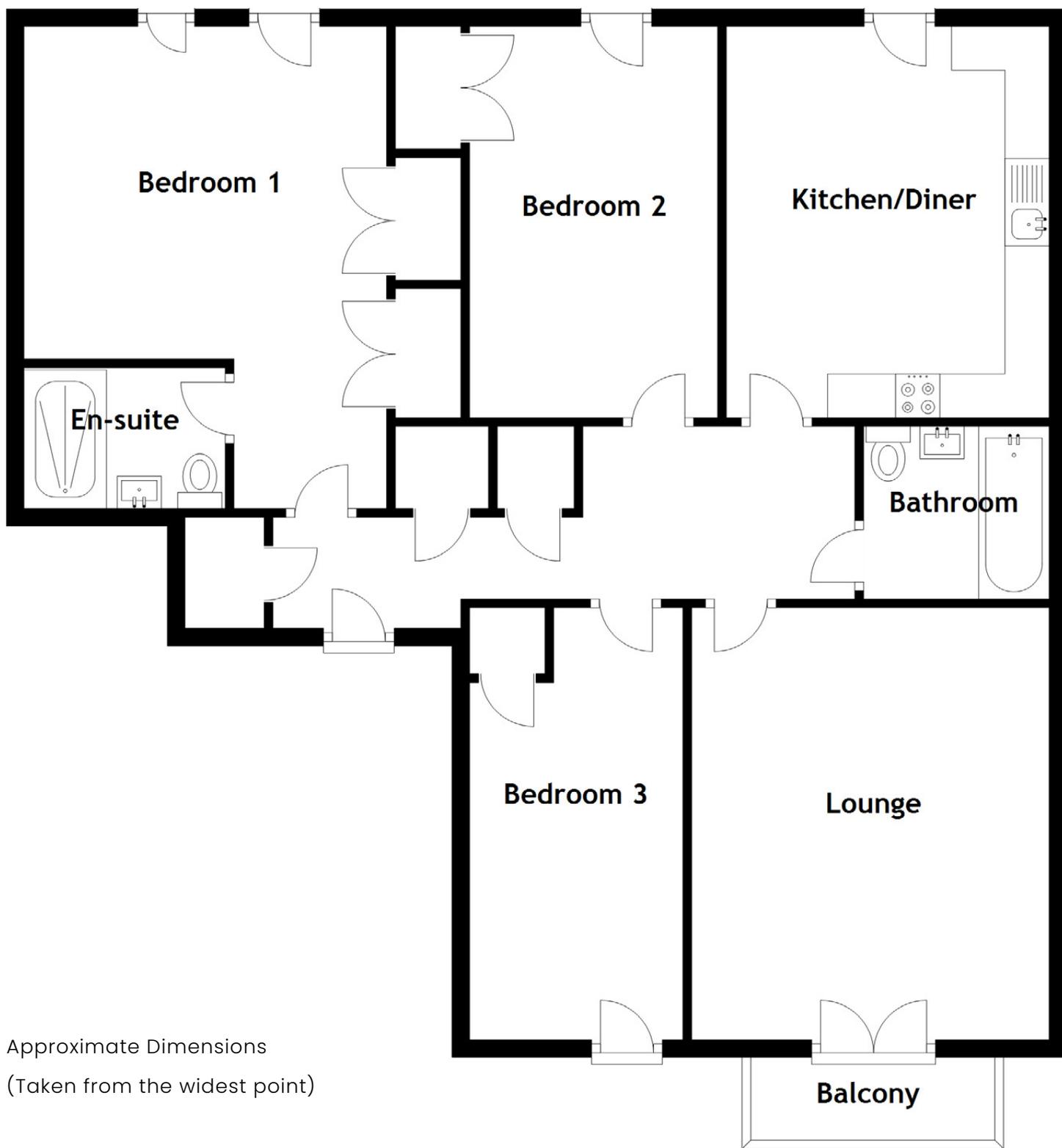




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.93m (16'2") x 4.04m (13'3")
Kitchen/Diner	4.46m (14'8") x 3.65m (12')
Bedroom 1	5.50m (18'1") x 4.10m (13'6")
Bedroom 2	4.46m (14'8") x 2.81m (9'2")
Bedroom 3	4.93m (16'2") x 2.41m (7'11")
Bathroom	2.10m (6'11") x 1.97m (6'6")
En-suite	2.28m (7'6") x 1.61m (5'3")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): Furniture, free-standing appliances and soft furnishings may be available through separate negotiation.

In addition to this, the property includes excellent storage, private allocated parking space as well as residents on-street car parking, gas central heating as well as an air filtration and heat distribution system and modern double-glazed windows. It is also worth noting that the flat also has its NHBC certificate.

This is a rare opportunity to acquire this large flat in this highly sought-after area and development.





## Property Views





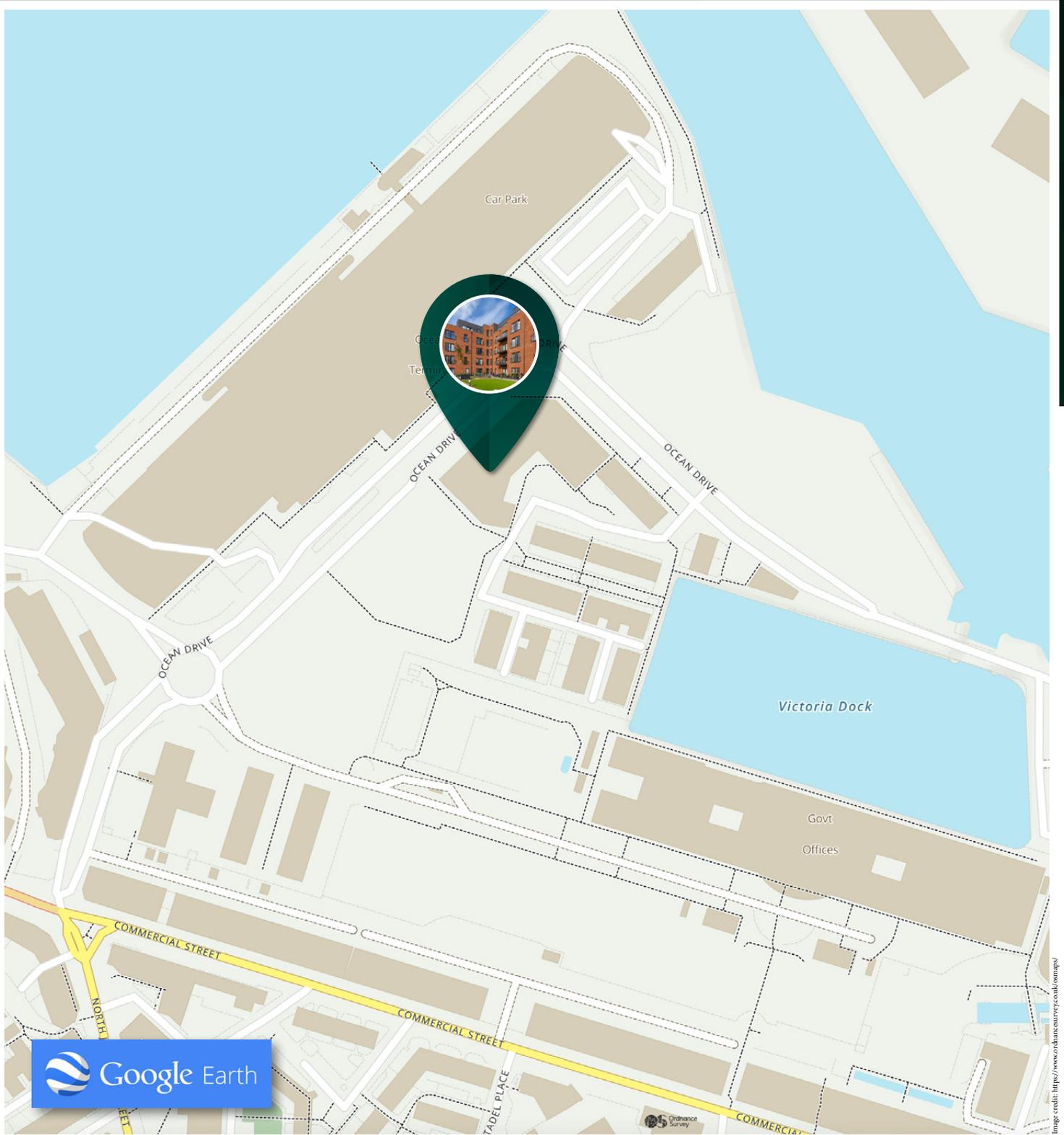
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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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