



75/4 Ocean Drive

Leith, Edinburgh, EH6 6BP





Immaculately presented with stylish, modern interiors and crisp-white décor throughout, this second-floor apartment forms part of a contemporary, factored CALA Homes development in Leith and offers three bedrooms, a spacious reception room, a kitchen, and two bathrooms. Externally, the development is set in landscaped shared grounds and has an underground car park, with an allocated space for the property.

A secure shared entrance and stairs (or a lift) take you to the second floor, where the apartment's front door opens into an airy, inviting hallway with excellent built-in storage, with crisp-white décor and warm wood-styled flooring immediately introducing the home's pristine interiors. Leading off the hall to the left is a spacious reception room, where a generous footprint allows for various configurations of both lounge and dining furniture. The living room is illuminated by large French doors ornamented by a Juliet balcony, and it continues the presentation of the hall with the same décor and flooring. In the neighbouring kitchen, contemporary gloss-white cabinets line two walls of the room and are accompanied by spacious grey worktops, as well as a full selection of integrated appliances. These comprise an oven, a hob, an extractor hood, a fridge/freezer, a dishwasher, and a washer/dryer. Provision is also made for a small breakfasting area, if desired – perfect for morning coffee and socialising while cooking.

- Second-floor apartment in Leith
- Part of a contemporary development
- Immaculate, modern interiors
- Secure shared entrance and lift service
- Welcoming hall with built-in storage
- Generous living/dining room
- Modern, well-appointed kitchen
- Three well-proportioned double bedrooms with built-in wardrobes
- One en-suite shower room
- Pristine bathroom with shower-over-bath
- Access to landscaped shared grounds
- Underground car park with an allocated space
- Gas central heating and double glazing
- EPC Rating - B





**“A modern,
well-appointed kitchen
and three
well-proportioned
double bedrooms”**







The apartment offers three well-proportioned double bedrooms, all neutrally decorated and carpeted for optimum comfort underfoot. The sleeping areas are all supplemented by built-in wardrobes, and the principal further benefits from an en-suite shower room. The third bedroom is being utilised as a home office, highlighting the home's versatility and ideal for those requiring a quiet space to study or work from home. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a WC-suite, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set within landscaped shared grounds and has an underground car park, with an allocated space for the apartment.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture is available by separate negotiation.



Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the fashionable Shore: a highly sought-after waterfront with an array of pubs and award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces as well, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. The area also benefits from a wealth of retail outlets and it is within easy reach of the St James Quarter, which is home to a fantastic selection of high-street favourites, designer stores, and entertainment facilities. Ocean Terminal shopping centre is adjacent to the property and hosts additional stores, family restaurants, a 24-hour gym, and a multiplex cinema. For further shopping and cultural facilities, Edinburgh city centre is easily accessible via a tram link along Constitution Street, providing the area with a direct commute through the city centre to Edinburgh International Airport. Also, there are fantastic bus services both day and night, and there is also a direct bus link to the airport. In addition, the school catchment area covers early years, primary, and secondary education.

Floorplan

