

81/13 Ocean Drive

Leith, Edinburgh, EH6 6BR



RALPH SAYER
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An exclusive residence

with a highly desirable harbourside setting in Leith

This three-bedroom fifth-floor penthouse apartment is an exclusive residence with a highly desirable harbourside setting in Leith. Spanning over 1618 square feet, the large home boasts wonderfully bright and spacious rooms, finished to impeccable standards with attractive neutral styling and high-quality fixtures and fittings. It makes the most of its elevated position too, with many of the rooms featuring Juliet balconies, in addition to two private balconies with amazing views of Edinburgh Castle and Calton Hill, as well as Arthur's Seat. Expansive open-plan reception space is combined with a generously appointed kitchen, while the three double bedrooms are served by two contemporary bathrooms and a wealth of storage. Secure underground parking and a beautiful communal garden complete the luxury package.

A stunning fifth-floor

penthouse apartment

Welcome to a stunning fifth-floor penthouse apartment which forms part of a sought-after contemporary development set beside the harbour in fashionable Leith, offering exceptional open-plan living space, three impressive double bedrooms, and two four-piece bathrooms.

General Features

- An exclusive fifth-floor penthouse apartment
- Part of a sought-after contemporary development
- Prime harbourside location in fashionable Leith
- Immaculate interiors with premium finishings
- Secure shared entrance and a lift service to all floors

Accommodation Features

- Inviting entrance hall with four built-in cupboards
- Open-plan breakfasting kitchen/living/dining room with:
- A stylish integrated kitchen with quartz worktops
- A private balcony with views of Edinburgh Castle and Calton Hill, as well as Arthur's Seat
- Impressive dual-aspect principal suite with:
- Wall-to-wall built-in wardrobes
- A private balcony with harbour views
- A high-end four-piece en-suite bathroom
- Two further double bedrooms with built-in wardrobes
- Contemporary family bathroom with a four-piece suite
- Gas central heating, double glazing, and air control system

Exterior Features

- Carefully maintained communal garden with seating areas
- Private parking space in a secure underground carpark





A flawless
introduction
to a stunning

harbourside apartment

The apartment is reached via a secure shared entrance and a lift service to all floors, the front door to the home opening into a hall that offers a warm welcome. Four built-in cupboards promise outstanding storage, while the neutral décor creates a flawless introduction. Amtico LVT (French oak) flooring flows from here into the living area.

Expansive open-plan living space



Covering over 720 square feet, the open-plan breakfasting kitchen, living and dining room offers abundant floorspace for a wide choice of furnishings. Dual-aspect glazing floods the room in natural light, with French doors extending the space out further onto a private balcony, complete with far-reaching views to Arthur's Seat. This living space also has a similar aesthetic to the hall, ensuring an elegant and inviting environment for daily use.

Flowing out onto a •
private balcony



Premium kitchen

with a breakfast bar

Set beside a glazed door to a Juliet balcony, the kitchen adds to the light and airy aesthetic of the open-plan reception space. It features white cabinetry and quartz worktops, providing ample storage and workspace, including a return that doubles as a breakfast bar. Chic splashbacks bring a welcomed dash of colour, while integrated appliances complement the premium design (induction hob, oven, microwave combi oven, extractor hood, and dishwasher). A freestanding fridge/freezer is included as well; plus, separate hall cupboards accommodate a washer and dryer for quiet laundry.



Stylish integrated
kitchen with

quartz worktops



Inspiring harbour views





The principal suite



Space & a high degree of luxury

The apartment's principal suite is truly impressive, bringing the owners lots of space and a high degree of luxury. It features generous built-in wardrobe storage that stretches from wall to wall, oversized dual-aspect windows, and even its own private balcony with inspiring harbour views. It also boasts a high-end four-piece en-suite bathroom that includes a shower cubicle.



Two further double bedrooms with built-in wardrobes



Meanwhile, the two remaining bedrooms are both spacious doubles with built-in wardrobes and Juliet balconies. Like the principal suite, they have attractive styling and plush carpets for maximum comfort.



Bathrooms

offering space, style,
and convenience

The contemporary four-piece family bathroom matches the style and standards of the en-suite, incorporating a hidden-cistern toilet, a half-pedestal washbasin, a shower cubicle, and a bath with a handheld shower. Conveniently, it also has a Jack-and-Jill style arrangement, enjoying

access from the hall and the second bedroom. For optimal comfort and energy efficiency, the property has double-glazed windows and an Ideal gas combi boiler central heating system with remote Nest control and room regulators. It also features a Vent-Axia MVHR (Mechanical

Ventilation with Heat Recovery) air control system throughout the apartment. This system continuously draws in fresh, filtered air from outside while extracting stale air - passing both through a heat exchanger for warmer rooms and greater efficiency.



Secure parking

and a beautiful shared garden



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The development's communal garden is meticulously maintained, providing a large, landscaped area with lots of benches for relaxing and socialising. This lovely setting captures an abundance of daily sun too. In addition, the apartment has a private parking space within the development's secure underground carpark.



Carefully maintained communal garden with seating areas

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer to be included in the sale. A washing machine and tumble dryer are available by separate negotiation.

Factor: the development is factored by Ross & Liddell for the approximate fee of £97 per month. This cost covers the upkeep of communal areas and block buildings insurance.

Property Name

81/13 Ocean Drive

Location

Leith, EH6 6BR

Approximate total area:

150.4 sq. metres (1618.9sq. feet)

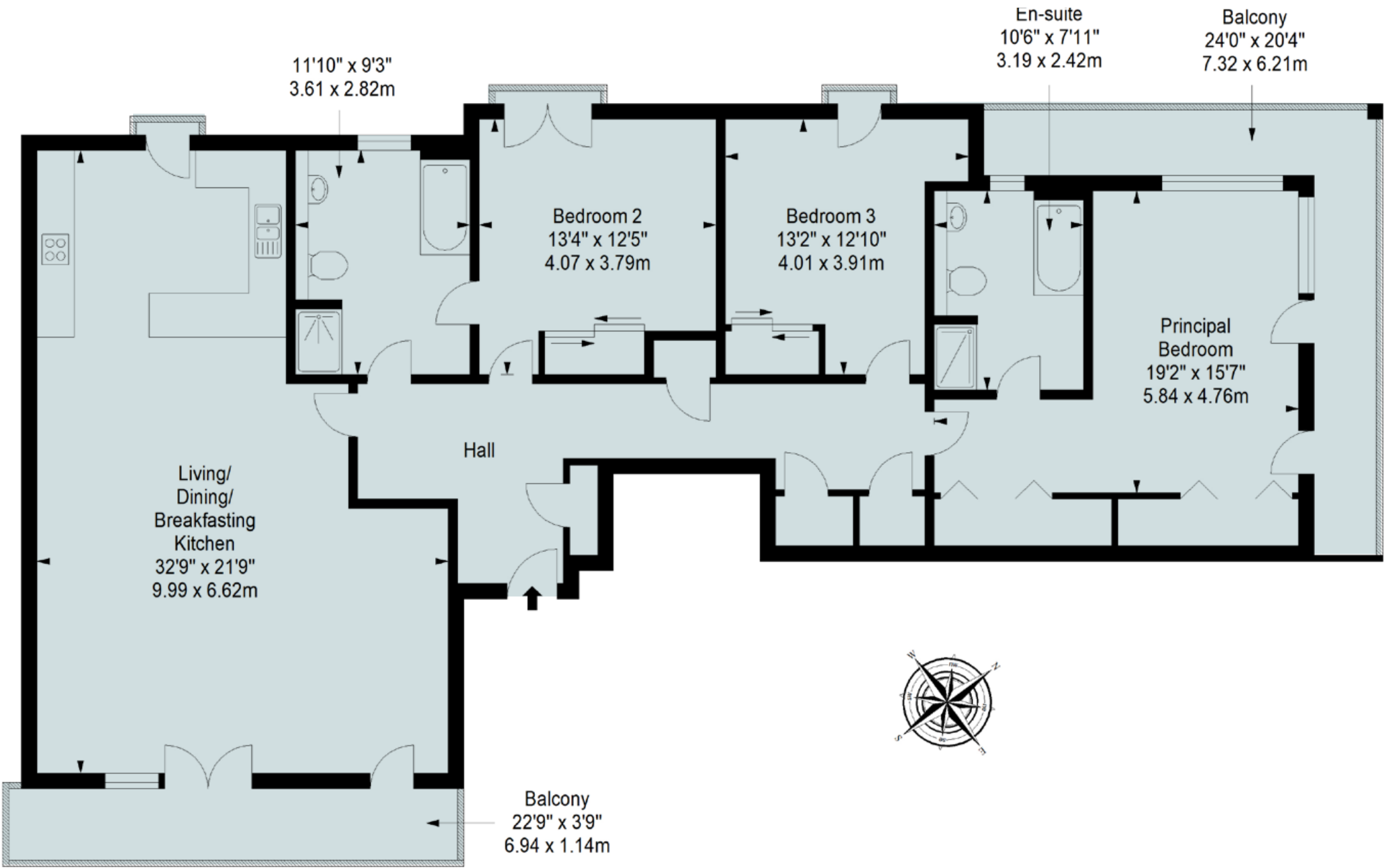
The floorplan is for illustrative purposes.
All sizes are approximate.

Fifth Floor

EPC Rating - B

Council Tax Band - F

Home Report Value - £590,000



Leith

Edinburgh



Historic 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.



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dream property!



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