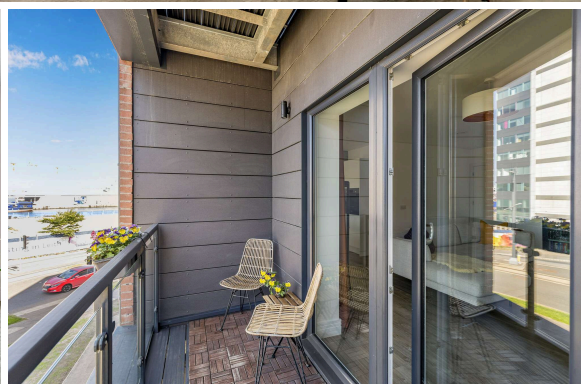




71/6 Ocean Drive
LEITH | EDINBURGH | EH6 6BP


warner's
solicitors & estate agents



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Beautifully presented, two-bedroom second floor apartment boasting a private balcony and forming part of recently finished Cala Waterfront Plaza development in the highly desirable area of The Shore in Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is presented to the market in genuine move-in condition. The spacious living room and fully integrated kitchen with premium appliances, which forms the main public space in the property is of an excellent size, and from here French doors open to the private balcony which provides a great space for relaxing and enjoying the best of the summer weather. The master bedroom benefits from access to the bathroom, Juliet balcony and built-in wardrobe storage, and the second bedroom also well-proportioned similarly benefits from a built-in wardrobe. The stylish bathroom has dual access from both the hall and master bedroom and comprises a bath, separate shower and heated towel rail. The property has access to a south facing communal garden.

Offering immense appeal to first-time buyers, couples and young families, as well as holding investment potential, early viewing is essential to appreciate everything that this fantastic property has to offer.

- Two-bedroom, second floor apartment
- Sought after area
- Excellent local amenities
- Easy access to public transport links
- Spacious, open plan kitchen/living room with balcony
- Master bedroom with Juliet balcony and built in storage
- Stylish Bathroom
- Ample built in storage in hallway, bedrooms and kitchen
- Gas central heating and double glazing
- Entry phone system and residents lift
- Residents parking

Energy rating B. Council Tax Band E.

Factor payable to Ross & Liddell, 6 Clifton Terrace, Edinburgh EH12 5DR. Approx. £90 per month

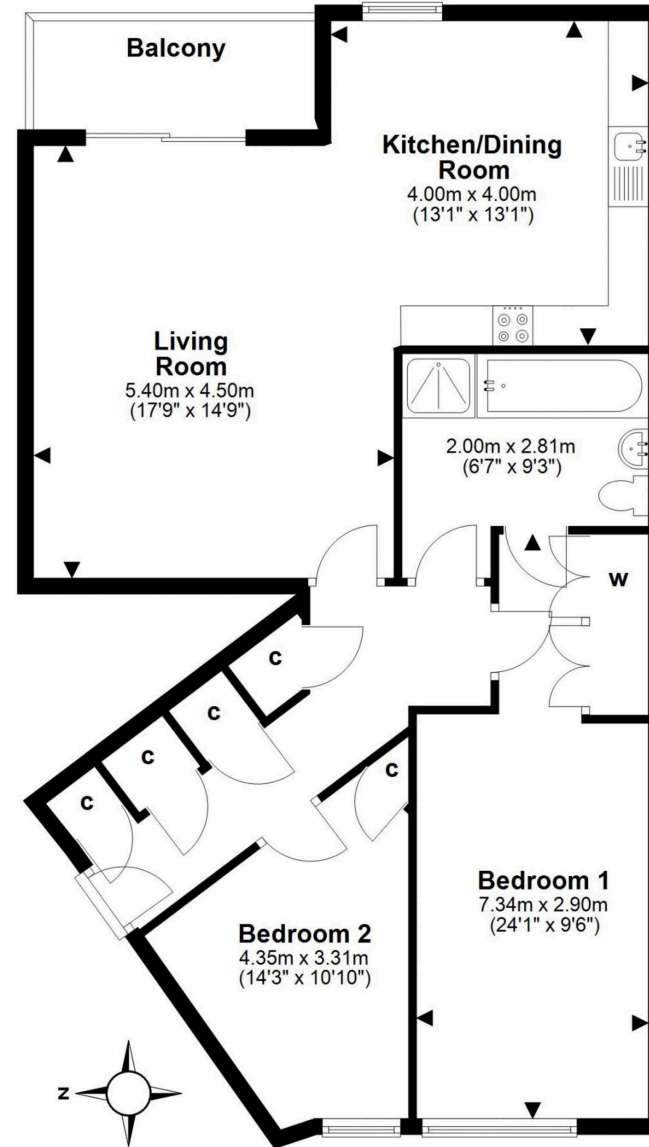
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, blinds, flooring, integrated kitchen appliances, freestanding washer/dryer and light fittings will be included in the sale.

The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal across the street, which also includes a multi-screen cinema and due newly opened Bingo 3000 and Gutterball. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven whilst an Aldi supermarket has recently opened on Commercial Street itself with additional shops including a Tesco express conveniently located across the street. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.