



# 95/6 Ocean Drive

LEITH, EDINBURGH, EH6 6BW



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Introducing an outstanding three-bedroom, third-floor apartment which is set within a prestigious development by the award-winning Cala Homes. Every aspect of this property is finished to an exceptionally high standard, from the large, light-filled rooms to the modern neutral décor and premium finishings. It further boasts a generously appointed dining kitchen, an en-suite and family bathroom, and extensive storage to keep the interiors tidy. It also features a wealth of Juliet balconies to take full advantage of its third-floor position. The buzzy port neighbourhood of Leith and The Shore has become a vibrant hub for artisans and entrepreneurs alike. Fast developing its own identity, the area features a great selection of recreational facilities, including Ocean Terminal with its multi-screen cinema and a wide range of boutique and high street shops, the Royal Yacht Britannia and a David Lloyd Centre, to name but a few. For one of the best dining experiences in Edinburgh, The Shore has a wide range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, and is an ideal place to socialise. The famous Water of Leith features a beautiful and quiet walkway running from Leith to Balerno. Public transport is extremely well-catered for with numerous buses running from Ocean Terminal to all parts of the city and tram stops at Ocean Terminal and Newhaven. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is also conveniently located for Leith School of Art and there are both primary and secondary schools nearby.

## Extras

All fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, oven, extractor hood, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Factor: the development is factored by Ross & Liddell for the approximate monthly fee of £80. This cost covers the upkeep of communal areas and block buildings insurance.

## Features

- A stylish third-floor apartment in move-in condition
- Part of Cala Homes' Waterfront Plaza development
- Sought-after harbourside location in Leith
- Juliet balconies to the main accommodation
- Secure entry system and lift service to all floors
- Welcoming hall with three built-in cupboards
- Bright living room with an expansive footprint
- Modern dining kitchen with galley-style layout
- Three double bedrooms with built-in wardrobes
- Contemporary en-suite shower room
- Matching family bathroom with overhead shower
- Carefully maintained communal garden
- Ample unallocated residents' parking
- Access to controlled permit parking (Zone N8)
- Gas central heating and double glazing
- Home Report value - £390,000







# Modern dining kitchen with galley-style layout and three double bedrooms with built-in wardrobes







**Contemporary  
en-suite shower room  
and a matching  
family bathroom  
with overhead  
shower**







# Floorplan

