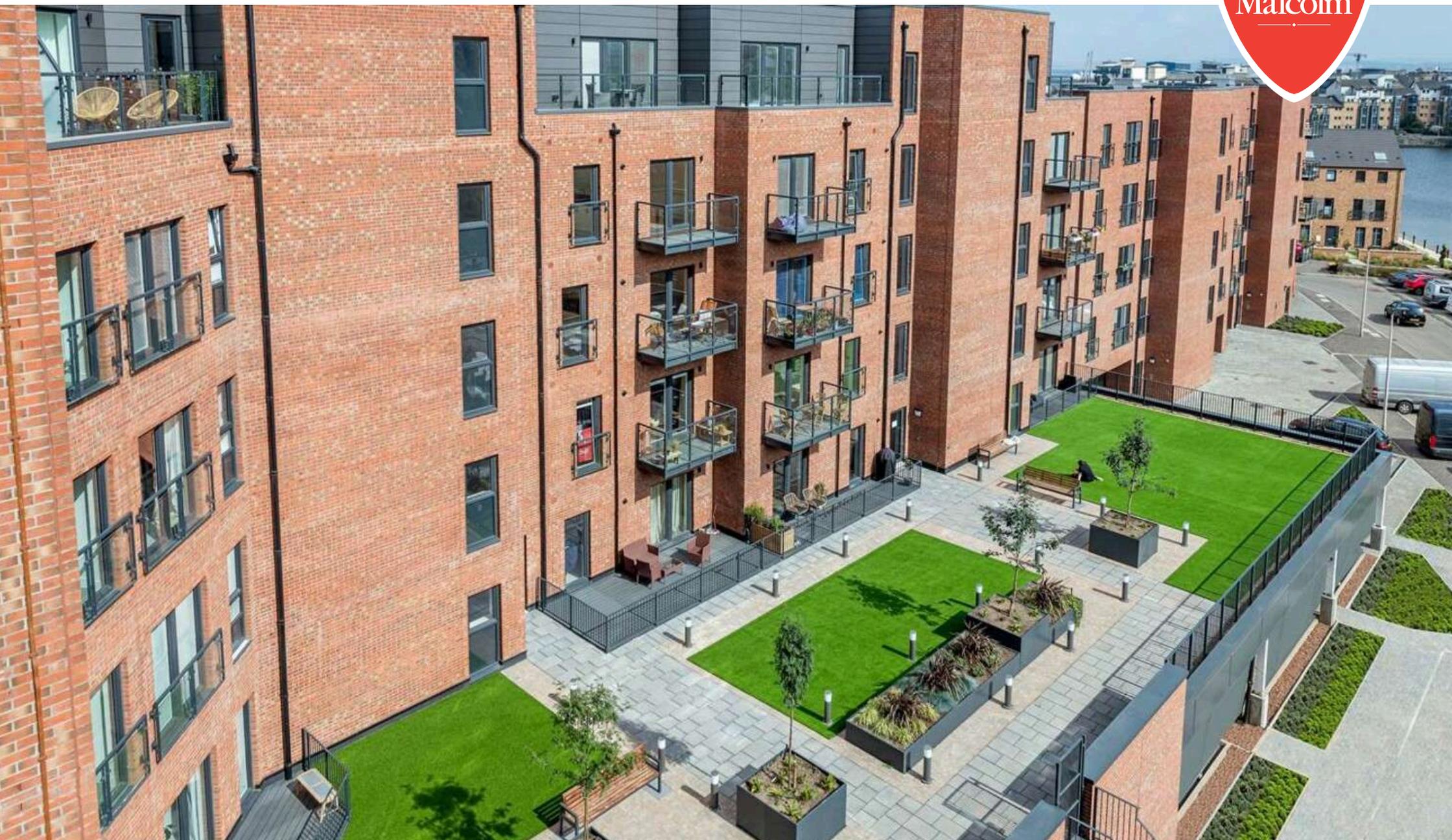


99 (flat 11) Ocean Drive, The Shore, Edinburgh, EH6 6BW



Description

A fabulous 1st floor apartment, of immense appeal, forming part of Cala's striking Waterfront Plaza development. Located in the very heart of Edinburgh's fashionable Shore area, the property is conveniently placed for a superb range of amenities and excellent transport links, including the newly opened tram route, all within a stone's throw away. Finished to a high specification throughout, with ultramodern interior, and many eye-catching finishing touches that the multi-award winning Cala Homes has become known for. Wander from the elegant hallway to the 3-zone living area. Imagine the ways you can use this open-plan space. Preparing food? Not a problem. You will still feel part of any social gathering. Open the patio door and step out to enjoy dual aspect views from your private alfresco space. The main bedroom is a stylish sanctuary complete with en suite and Juliet balcony. A second bedroom and beautifully appointed bathroom complete this one level living space.

- An open plan kitchen, living, dining area leading on to private balcony - perfect for dining alfresco
- Integrated kitchen appliances included as standard
- Spacious bedrooms both with fitted wardrobes
- Generous storage throughout
- Access to residents communal gardens
- Overall size of 946 Sq. Ft.

Images are for illustrative purposes and layouts may vary depending on the individual plot

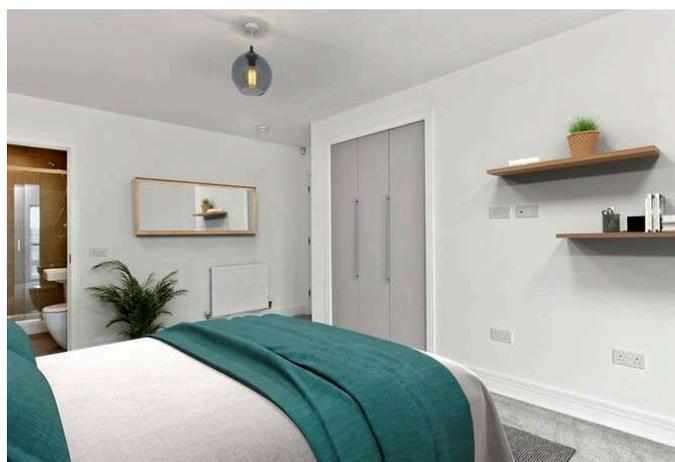
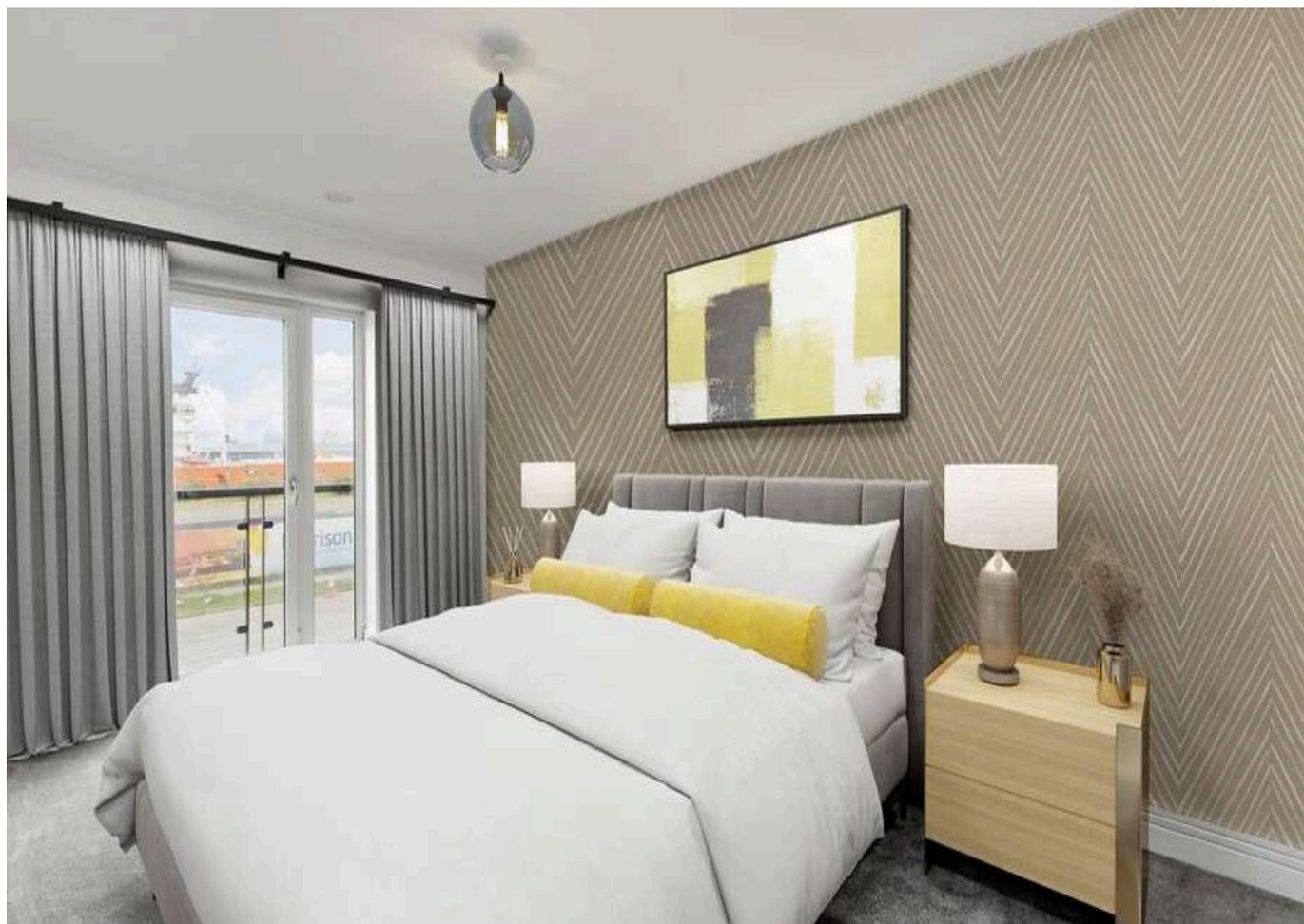
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and the recently opened tramline.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc