



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**63/1 OCEAN DRIVE**

Leith, Edinburgh, EH6 6BP





Forming part of the exclusive Waterfront Plaza by CALA Homes, this two-bedroom, two-bathroom first-floor apartment is beautifully presented with immaculate, contemporary interiors and stylish décor throughout. The apartment is situated next to Ocean Terminal, where a wide range of shops, restaurants, a 24-hour gym, and other amenities can be found, with fantastic transport links nearby and the heart of the capital within easy reach.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- First-floor apartment in Leith
- Part of the CALA Home Waterfront Plaza
- Secure shared entrance and lift service
- Hallway with built-in storage
- Generous, southerly facing living and dining room
- Contemporary, fully integrated kitchen
- Private, spacious and south-facing terrace
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Secure shared residents' garden
- Private residents' parking











TWO DOUBLE BEDROOMS, A  
SEPARATE BATHROOM WITH  
SHOWER-OVER-BATH & ONE  
EN-SUITE SHOWER ROOM







EPC RATING:

B

COUNCIL TAX BAND:

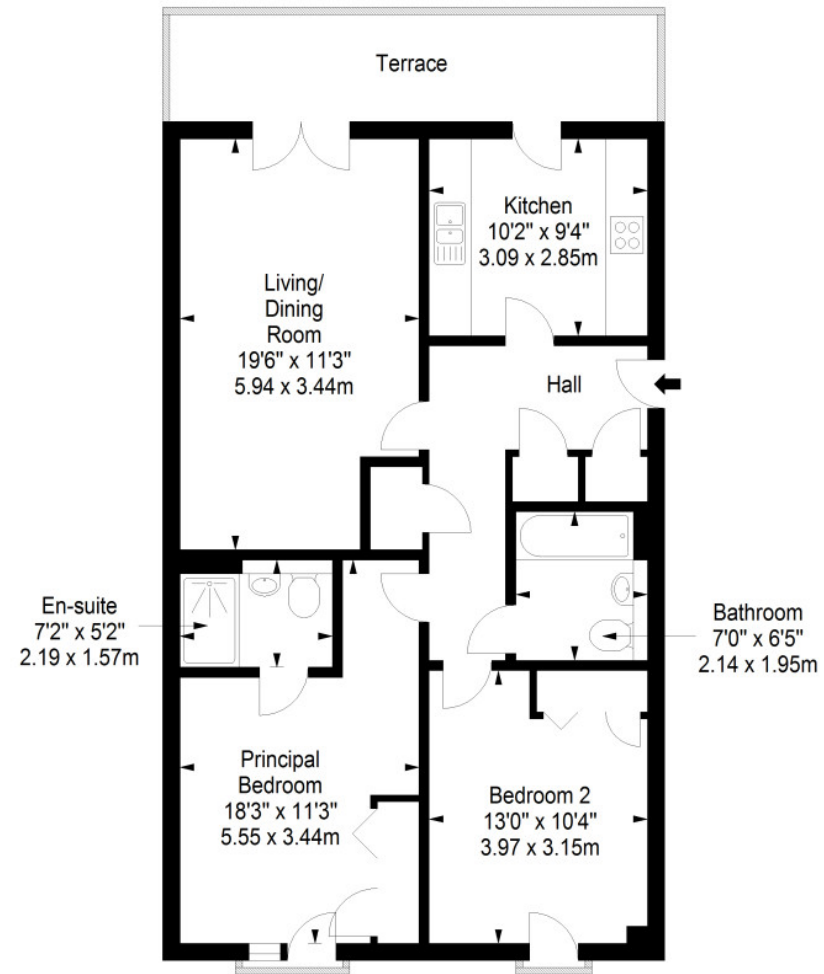
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VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



### First Floor

Approx. 78.6 sq. metres (846.1 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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