



2/2 Geissler Drive
The Shore, Edinburgh
EH6 6AP



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Stylish first-floor flat

Situated within CALA Homes' recently completed Waterfront Plaza, this spacious two-bedroom first-floor flat offers stylish open-plan living, a south-facing balcony, a bathroom, an en-suite shower room, and ample built-in storage. Its desirable setting is ideally placed to make use of Ocean Terminal's excellent shopping, as well as vibrant bars and restaurants at the nearby Shore. It is also easy to take advantage of all the city has to offer, day and night, thanks to frequent bus and tram connections, and the picturesque Water of Leith walkway and cycle path close by. The flat is a comfortable home whose elegant contemporary interiors are filled with natural light. A secure entry system, shared lift service, manicured communal gardens, and unrestricted residents' parking add to the appeal of this highly attractive proposition for professionals, small families, or investors.

The flat's inviting entrance hall houses a wealth of built-in storage. Its subtle décor is warmly enhanced by oak-inspired flooring – styling that flows seamlessly into the open-plan reception room and kitchen. This social hub offers a flexible space for relaxation, dining, and entertaining, further extended by a suntrap seating balcony.

Features

- Waterfront setting, close to The Shore and tram links
- New-build CALA Homes development with communal lift
- Bright and stylish first-floor flat
- Entrance hall with secure entry system and ample storage
- Sunny open-plan living/dining room and integrated kitchen
- South-facing seating balcony off the living area
- Principal suite with storage and a shower room
- Second double bedroom with storage
- Bathroom with shower-over-bath
- Manicured communal gardens
- Convenient residents' parking
- Gas central heating, A/C unit, and full double glazing





The stylish, fully integrated kitchen provides generous cabinet storage, an illuminated workspace, and premium appliances, including a waist-high oven, an induction hob with a chimney hood, a fridge freezer, and a dishwasher. A freestanding washing machine is discreetly stored in a utility cupboard off the hall.







Bright double bedrooms

with Juliet balconies

The two double bedrooms on offer benefit from a tranquil decorative colour palette and soft carpeting, along with practical incorporated storage and French windows fronted by Juliet balconies. The principal bedroom also features the added luxury of an en-suite shower room, whilst a main bathroom, with a shower-over-bath, completes the interiors. The property boasts an A/C unit, efficient gas central heating, and full double glazing.



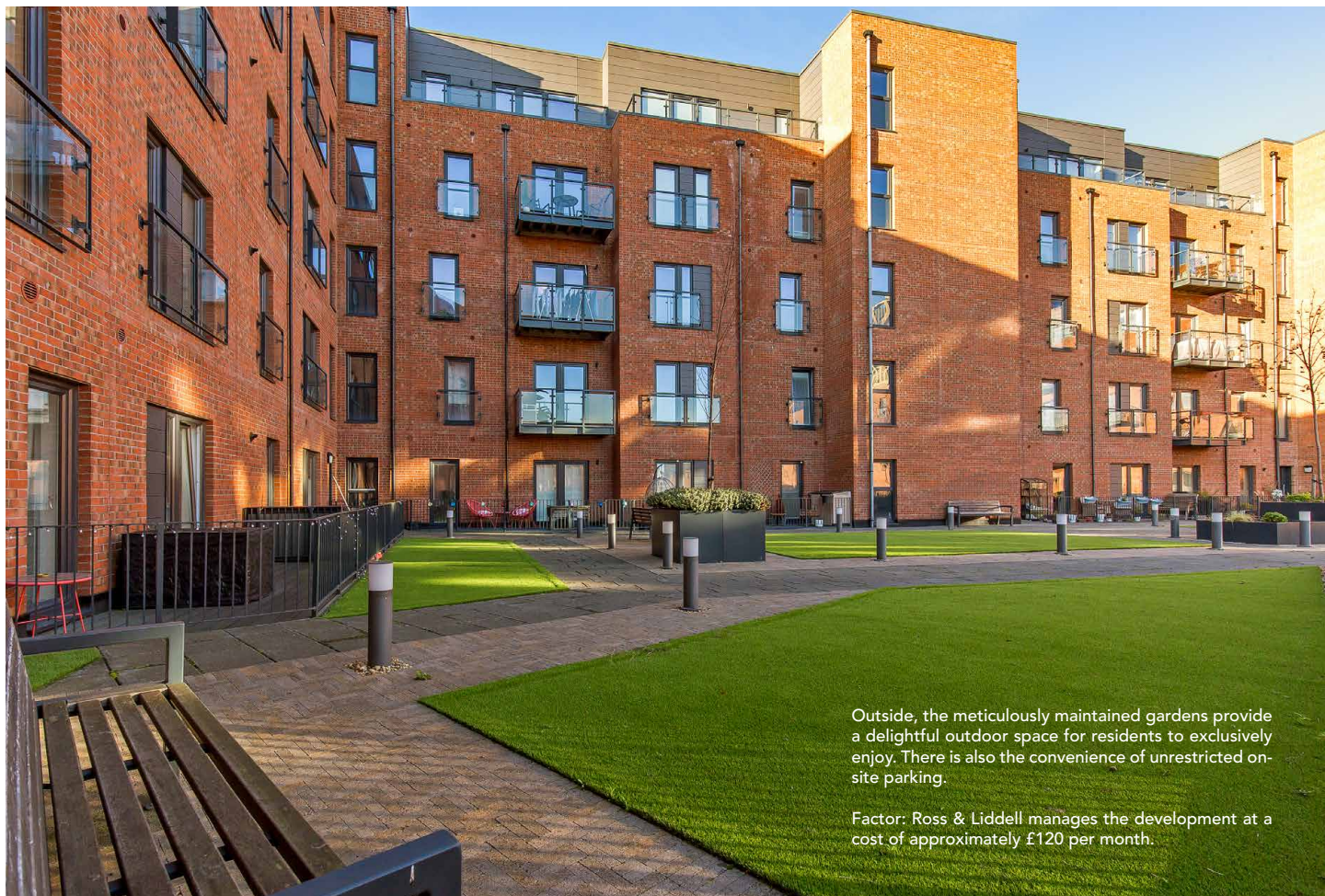




“The principal bedroom also features the added luxury of an en-suite shower room.”







Outside, the meticulously maintained gardens provide a delightful outdoor space for residents to exclusively enjoy. There is also the convenience of unrestricted on-site parking.

Factor: Ross & Liddell manages the development at a cost of approximately £120 per month.



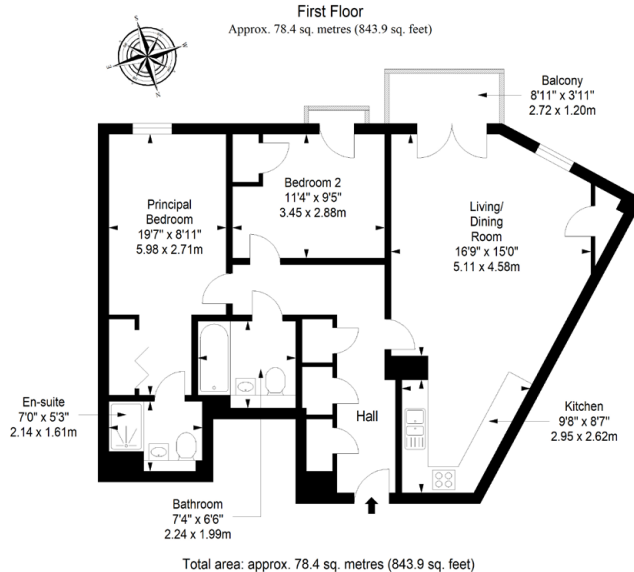
The Shore

Leith



Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £320,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.



Price & Viewings

Please refer to our website
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