



Solicitors & Estate Agents



Offers Over
£TBC

9/11 Victoria Quay

Leith | Edinburgh | EH6 6EZ

Set within the highly regarded Cala development at the Ocean Terminal waterfront, this beautifully presented two-bedroom apartment offers an excellent opportunity to acquire a stylish and comprehensively upgraded home in a superb and increasingly sought-after location. The current owners have undertaken a significant programme of improvements, including the installation of a brand-new contemporary kitchen and beautifully renovated bathroom, together with redecoration throughout, resulting in a home that is presented in excellent condition and ready for immediate occupation.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Lift
-  Secure Terrace
-  EPC Rating – B
-  Council Tax Band - E



Description

The property opens into a welcoming entrance hallway which provides access to the principal accommodation and benefits from excellent storage. The heart of the home is the impressive open-plan living, dining and kitchen space, creating a superb modern environment for both everyday living and entertaining. Generously proportioned and filled with natural light, the room has a lovely sense of space and flow, with direct access onto a private balcony. The balcony provides an attractive extension of the living space and offers the ideal spot for enjoying a morning coffee, relaxing in the evening or simply taking in the surrounding waterfront setting. The newly installed contemporary kitchen has been finished to an excellent standard, combining sleek design with a superb specification. The kitchen features a range of modern wall and base units, elegant porcelain worktops and a comprehensive selection of integrated appliances, including a built-in coffee maker and an instant boiling water tap. The thoughtful specification creates a highly functional and stylish kitchen, perfectly suited to modern living, while the open-plan design allows it to flow naturally into the adjoining dining and living areas. There are two generously proportioned double bedrooms, both offering excellent accommodation and benefiting from built-in wardrobes providing useful storage. The principal bedroom is further enhanced by a private en-suite shower room, fitted with a two-piece white suite and fully tiled shower enclosure incorporating a Mira electric shower. The second bedroom provides an equally versatile double bedroom and would also lend itself well to use as a guest room or home-working space if required. The beautifully refurbished main bathroom has been finished with a contemporary and stylish specification, featuring a two-piece white suite, full tiling, statement wall boards and a walk-in shower enclosure with thermostatic shower. The quality of the finishes throughout the bathroom complements the overall standard of refurbishment found within the property.

The apartment has been thoughtfully redecorated throughout, creating a fresh, contemporary and cohesive interior which requires little more than the purchaser's own furnishings and personal touches. The attention to detail and extensive upgrades undertaken by the current owners make this a particularly appealing turnkey property. A further notable benefit is the installation of a Vent-Axia mechanical ventilation system, designed to provide continuous air exchange throughout the property. The system helps to improve indoor air quality, reduce condensation and minimise the risk of damp and mould, while also offering an energy-efficient approach to ventilation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property further benefits from an allocated private parking space, secured by a lockable single barrier, providing convenient and secure off-street parking. Residents also have access to a private first-floor terrace, available exclusively to residents of the development. The terrace provides an attractive communal outdoor space, thoughtfully arranged with bench seating, areas of artificial turf and planted flower beds, creating a pleasant setting for relaxing and enjoying the outdoors. The development is upkept by the factor Ross and Liddell at a cost of £90pcm

Viewing

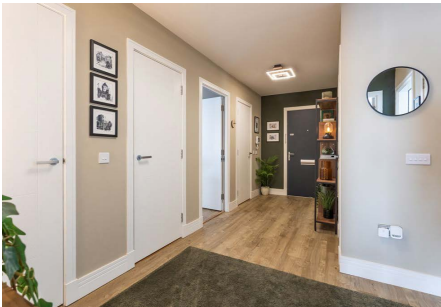
By appointment through Neilsons (0131 625 2222).





Location

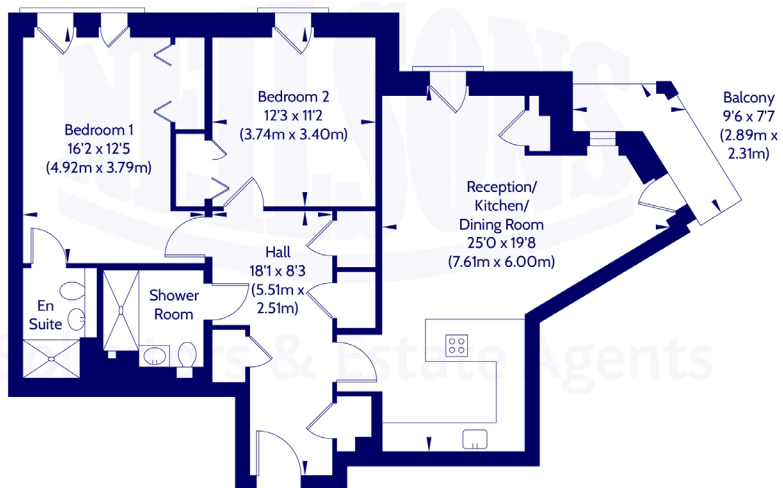
Victoria Quay enjoys a superb waterfront position within the vibrant and highly sought-after district of Leith, combining a peaceful setting with excellent access to the city centre and an outstanding range of amenities. Situated close to the historic Shore, residents have a fantastic choice of independent cafés, restaurants, bars and eateries, alongside an array of local shops and everyday services. The nearby Ocean Terminal provides further retail and leisure facilities, including a wide selection of shops, restaurants and entertainment, while Leith Walk and Great Junction Street are also easily accessible for additional amenities. Edinburgh city centre is within convenient reach, offering an extensive choice of renowned restaurants, cultural attractions, shopping and nightlife. The waterfront setting provides excellent opportunities for outdoor recreation, with the Water of Leith, Leith Shore and nearby Leith Links all offering attractive options for walking, cycling and relaxing outdoors. The area has also benefited from significant regeneration, creating a vibrant mix of established businesses, modern residential developments and leisure destinations. Transport links are excellent, with frequent bus services providing straightforward connections throughout Edinburgh. The nearby tram network offers direct services towards the city centre and Edinburgh Airport, while major road routes are readily accessible for commuters travelling throughout the wider central belt. With its combination of waterfront surroundings, superb amenities, excellent transport links and easy access to Edinburgh city centre, Victoria Quay represents an enviable location for modern city living.





Approx. Gross Internal Floor Area 88 Sq M / 948 Sq Ft.

4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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