

LOOKING FOR A SMARTER INVESTMENT? JUST ASK CALA

WATERFRONT PLAZA, LEITH



BOROUGHMUIR, BRUNTSFIELD



EXCITING INVESTMENT OPPORTUNITIES
WITH CALA HOMES IN EDINBURGH



PRIME INVESTMENT OPPORTUNITY

If you are looking for a prime investment opportunity in the Scottish capital, then look no further than our contemporary apartments in two sought-after locations.

At either, you can look forward to a healthy return, while your tenants can enjoy stylish interiors, fully fitted kitchens, allocated parking and private outdoor space. All conveniently situated near the city centre and only a short stroll from all desired amenities modern living demands.

Find out more overleaf about why investing in these two prime developments could be your next smart move.



WATERFRONT PLAZA, LEITH

CURRENT PRICES FROM £298,000

WHY INVEST?

- Estimated monthly rent £pcm of £900 - £1,500
- Excellent development amenities; residents' gardens, off-street parking, lift access.
- Good proximity to Edinburgh centre, with future tram connection underway located on the doorstep, to the city centre and airport.
 - Highly sought-after location to live and rent within.
- Flexible bedrooms offer desired work from home office space and broadband.

Waterfront Plaza is a development of 1, 2 & 3 bedroom contemporary apartments in an enviable location on vibrant Leith's shore. Benefitting from private residents' gardens, private off-street parking, balconies, lift access, multiple leisure and convenience amenities by foot plus rapid transport links to the city centre and airport.

WATERFRONT PLAZA

NUMBER OF BEDS	TYPICAL RENT
1 Bedroom	£900 - £1,050
2 Bedrooms	£1,200 - £1,300
3 Bedrooms	£1,400 - £1,500

*Correct as of March 2021



Computer Generated Image of Waterfront Plaza



ENVIABLE LOCATION
ON THE SHORE



SPACIOUS
RESIDENTS' GARDENS
& BALCONIES



PRIVATE PARKING
AVAILABLE

BOROUGHMUIR, BRUNTSFIELD

CURRENT PRICES FROM £375,000

WHY INVEST?

- Estimated monthly rent £pcm of £1,100 - £1,895
- Excellent development amenities; residents' private courtyard, off-street parking, EV charging access, lift access.
- Great proximity; only 1 mile from the city centre.
- Within a conservation area, meaning new build apartments are a very rare opportunity, as are the benefits that go with them such as a 10 year NHBC warranty.
- Flexible bedrooms offer desired work from home office space and broadband.

Boroughmuir is a development of 1, 2 & 3 bedroom split level apartments in the established and sought-after area of Bruntsfield, just 1 mile from Edinburgh's centre. Benefitting from private residents' courtyard, private off-street parking with EV charging access, lift access, main door access, multiple leisure and convenience amenities by foot, plus quality open parkland under 10 minutes walk away.

BOROUGHMUIR

NUMBER OF BEDS	TYPICAL RENT
1 Bedroom	£1,100 - £1,250
2 Bedrooms	£1,500 - £1,595
3 Bedrooms	£1,750 - £1,895

*Correct as of February 21





PRIVATE
RESIDENTS' COURTYARD



OFF STREET PARKING
WITH EV CHARGING ACCESS



10 YEAR
NHBC WARRANTY



Exterior at Boroughmuir



Interior at Waterfront Plaza



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BOROUGHMUIR, 26 VIEWFORTH, BRUNTSFIELD, EDINBURGH, EH10 4FF | 0131 516 6831

DEVELOPMENTS ACROSS EDINBURGH AND THE LOTHIAN
CALA.CO.UK/EDINBURGH

★★★★★ 5 star customer service



APR21 Prices correct at time of going to print. Telephone calls within the British Isles will be charged at local rate. Telephone calls may be directed to a mobile serviced in which case call charges may vary. Calls may be recorded for training purposes. Images shown are taken from Boroughmuir showhome and Waterfront showhome and feature fittings, décor, flooring and soft furnishings are not included as standard in a CALA home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a CALA representative for further details. Some images have been enhanced. 5 stars awarded for customers' willingness to 'Recommend to a friend' in findings of the survey undertaken by the Home Builders Federation 2019/2020.

*Estimated rental yield based on valuations by Savills in Feb 2021 for Boroughmuir, and by DJ Alexander in March 2021 for Waterfront Plaza. CALA gives no guarantee of the future rental opportunity or yield in relation to the properties. It should be noted that the value of properties, the rental potential and income from properties is subject to general economic conditions and risks. CALA does not provide advice or make any recommendation in relation to acquisition of a buy-to-let property. It is important that you understand the risks of investing in a buy-to-let property and we recommend that you get advice from a professional advisor before you commit to buying a property.