

COULTERS®



18 STEVEDORE PLACE

THE SHORE, EDINBURGH, EH6 7BF

5 BED

3 BATH

2 PUBLIC



TAKE A LOOK INSIDE

This smart and contemporary end terrace townhouse is situated within the prestigious Albert Dock development by Cala Homes. Set over three levels, the property is presented in excellent order throughout and benefits from views over the water from all of the rear facing rooms.

The engaging accommodation offers the flexibility to be used as either a 4 or 5 bedroom home, with either of the two large public rooms having the ability to easily be used as a luxurious double bedroom.



On the ground floor there is: an attractive hall and stair with a handy storage cupboard; a spacious family room; fourth bedroom/study; WC and utility room. The first floor is home to a delightful sitting room with Juliette balcony; family bathroom and a beautifully bright kitchen diner fitted with integrated appliances and offering direct access out to the south west facing terrace.



KEY FEATURES

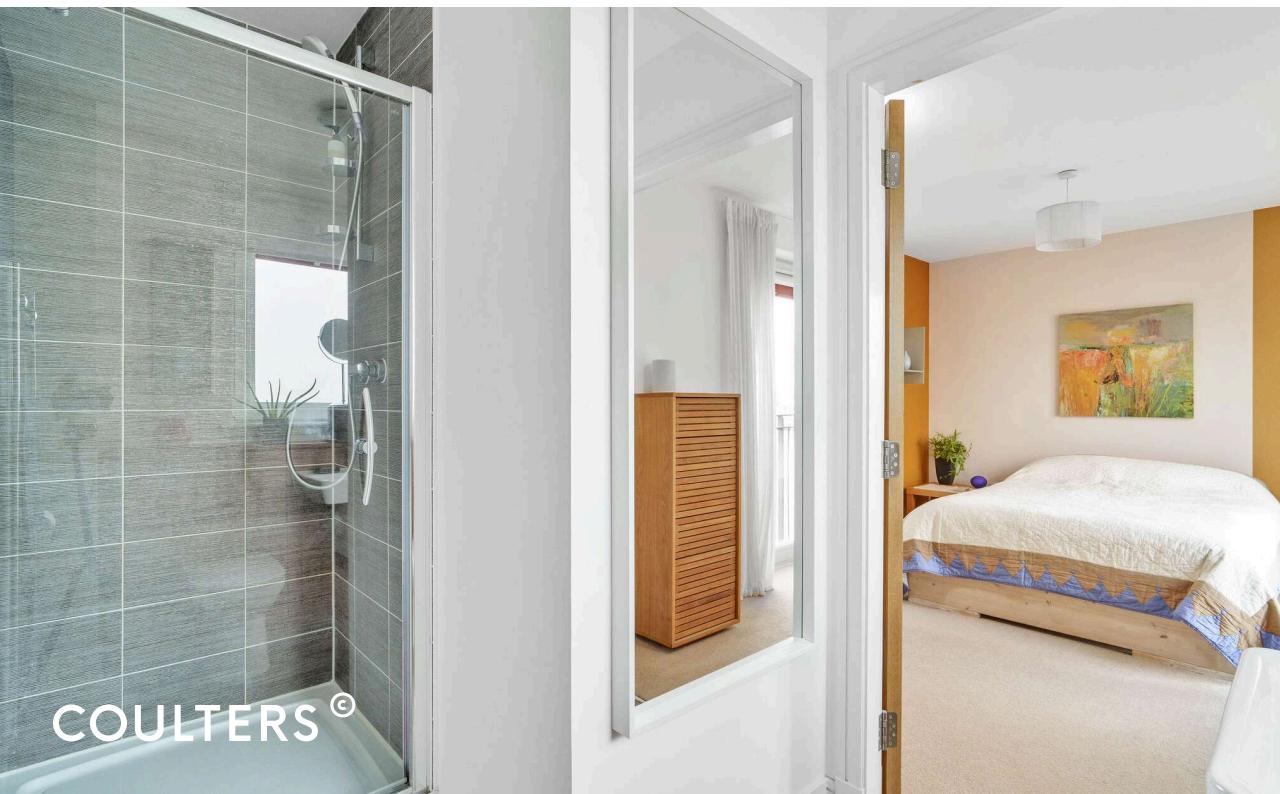
-  Immaculately presented end terrace townhouse
-  Views over the Albert Dock basin
-  South west facing private terrace
-  Driveway and car port
-  Port of Leith tram stop a stone's throw away
-  Close to fantastic bars & restaurants at The Shore
-  EPC Rating - C
-  Council Tax Band - F



On the property's top level are three double bedrooms, including a principal bedroom with en suite shower room and built-in wardrobes. A further shower room serves bedrooms two and three.

The home benefits from double glazing and gas central heating throughout.

The property comes complete with space for two cars in the form of a car port and driveway that sit side by side. The factor for the development is Ross & Liddell and the annual service charges are approximately £120 which covers ground maintenance.



THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, The Shore is characterised by its narrow, cobbled streets and continental-style waterfront. It is renowned for its buzzing arts and social scene, which is fueled by fabulous trendy bars and award-winning eateries, including three Michelin-starred restaurants. For foodies, Leith Market, on every Saturday at Dock Place, is the perfect place to pick up fresh local produce and delicious street food. Nearby Ocean Terminal, which is currently undergoing a major regeneration project, is home to a Vue Cinema, high street shops and gym as well as a number of restaurants. Major supermarkets including an Asda Superstore are also close by. Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pool, fitness classes and a state-of-the-art gym.

Excellent transport links are immediately available with regular buses and trams taking you into the City Centre and onto Edinburgh International Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, white goods, garden furniture and planters are included in the sale price. The stainless steel cabinets in both shower rooms on the second floor are not included in the sale. Most shelving will also be removed prior to sale with further information available upon request.

HOME REPORT VALUATION: £575,000





18 STEVEDORE PLACE, LEITH, EDINBURGH, EH6 7BF

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,665 SQ FT / 156 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.