



McDougall McQueen present to the market this fabulous and beautifully presented four bedroom townhouse forming part of the prestigious and award winning Albert Dock development built by Cala offering fantastic modern day living. The property is located in the fashionable Shore area of Edinburgh within the Leith Conservation Area, within easy reach of a variety of excellent amenities, shops, bars and restaurants with the tram project nearing completion. The property benefits from a superb south/west facing terrace and a patio overlooking the docks and sea beyond, double driveway with parking for two cars. This stylish property is presented to the market in immaculate order throughout, with quality fixtures and fittings, we would recommend an early viewing.

- Reception hallway with excellent storage including a utility room.
- Cloaks comprising WC, wash hand basin, vanity storage and fixed mirror.
- Versatile room located on the ground floor, currently used as a Family Room but equally suitable for use as a further bedroom. Built in wardrobe storage, sliding patio doors give direct access to the patio overlooking the docks.
- Front facing double bedroom located on the ground floor.
- Bright and spacious living room located on the first floor overlooking the docks.
- Fully fitted modern dining kitchen located on the first floor equipped with a range of wall and base units complimented with

- Silestone worktops, integrated appliances, direct access to the fabulous south/west facing terrace.
- Shower room located on the first floor comprising WC, wash hand basin and shower cubicle, fixed mirror.
- Top landing with useful storage cupboard and hatch to partially floored attic accessed by a pull down ladder.
- Master bedroom, with fabulous views over the water, located on the top floor with built in wardrobes and en-suite with bath.
- Guest double bedroom located on the top floor with built in wardrobes and en-suite with shower cubicle.
- Gas central heating and double glazing.
- Double driveway along with visitors parking



Location

The property is located in The Shore, a vibrant and cosmopolitan suburb of the City approximately two miles from the City Centre and which has in recent years become a most sought-after area. It offers many bars, cafes, and a wide selection of restaurants including some boasting Michelin Star status, delis and fast food outlets. The area offers a good selection of nursery, primary and secondary schooling and the Leith School of Art is also situated close by. The Shore enjoys excellent 24-hour transport links to the City Centre and direct links to the airport. The tram extension line is due to complete in 2023 and there will be a stop nearby providing additional quick access to the City and the airport.

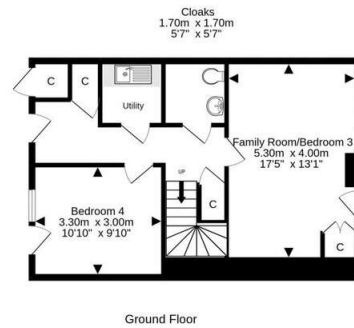
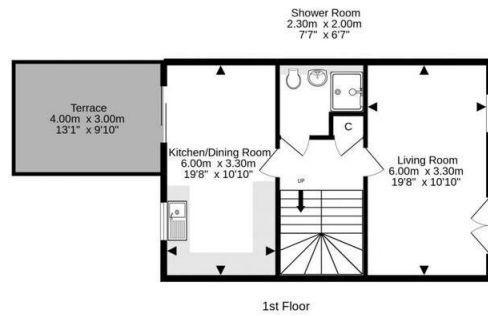
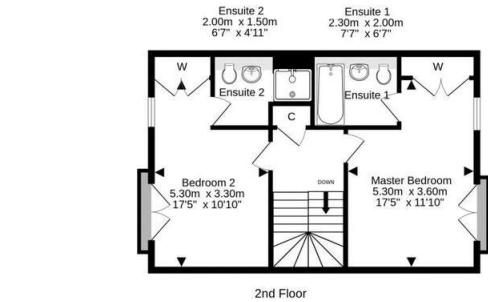
Extras

Included in the sale are: all fixtures, fittings, integrated appliances and the washing machine, as well as the blinds in the kitchen and all bedrooms/family room.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc
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