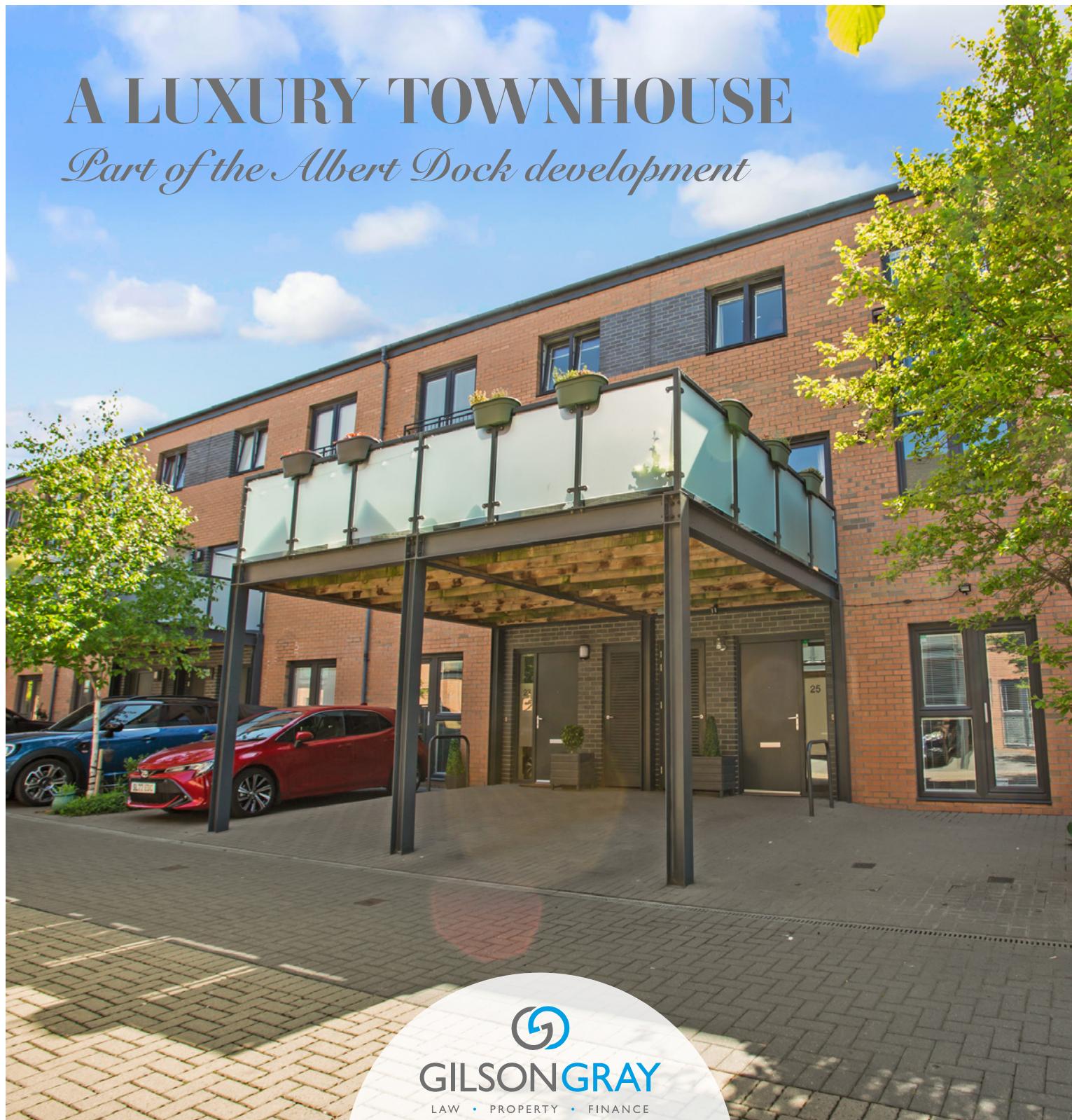


25 STEVEDORE PLACE

The Shore, Edinburgh, EH6 7BF

A LUXURY TOWNHOUSE

Part of the Albert Dock development





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An elegant and inviting living room

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A stylish kitchen and dining area extending to a large balcony

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Five versatile double bedrooms to suit the owners' needs

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High-quality washroom facilities on every level

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Two parking spaces and a rear garden

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Area

Approximately two miles north of Edinburgh city centre

PROPERTY NAME

25 Stevedore Place

LOCATION

Edinburgh, EH6 7BF

APPROXIMATE TOTAL AREA:

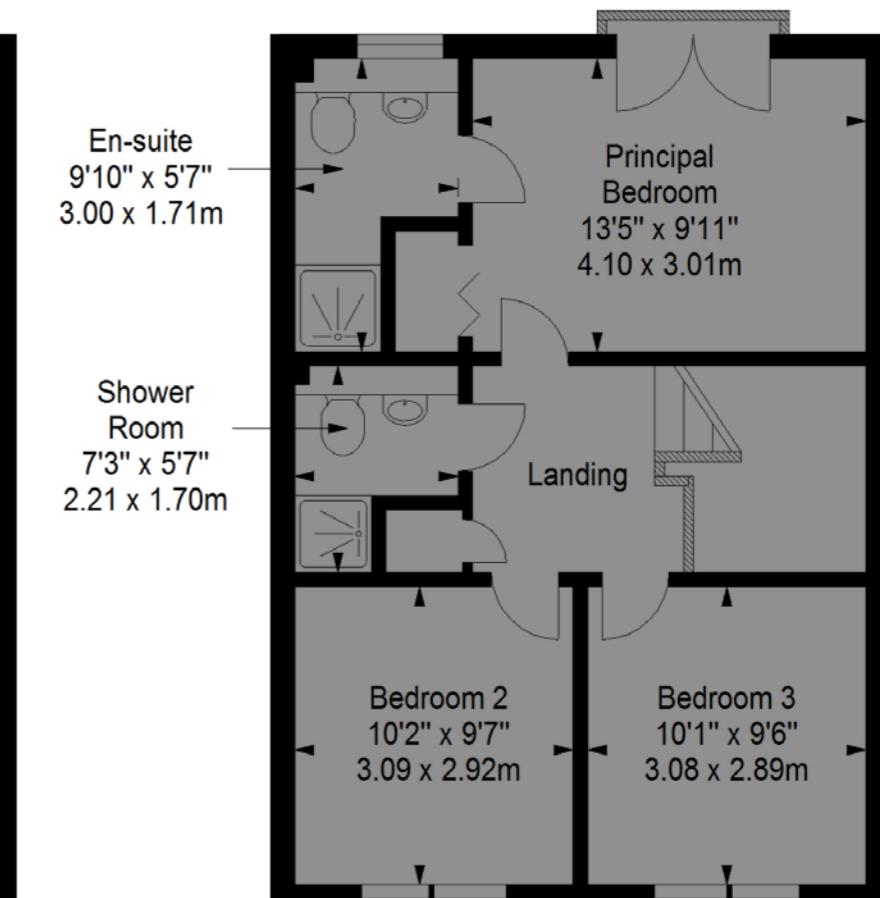
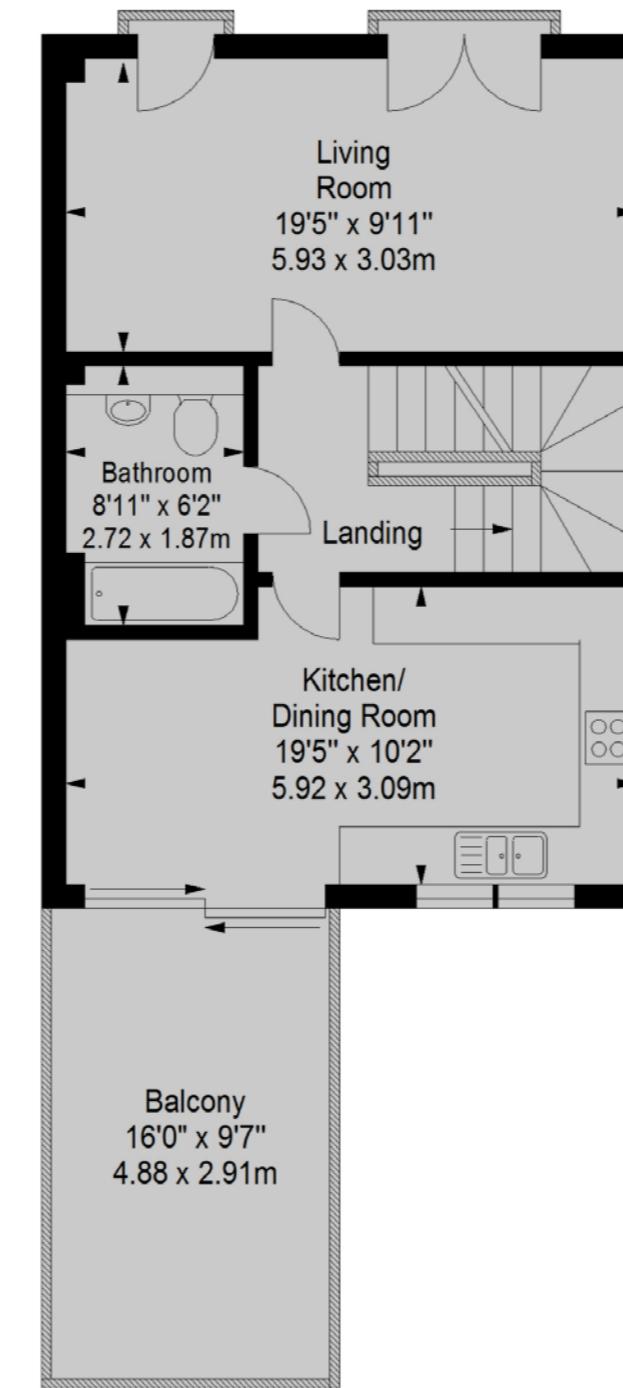
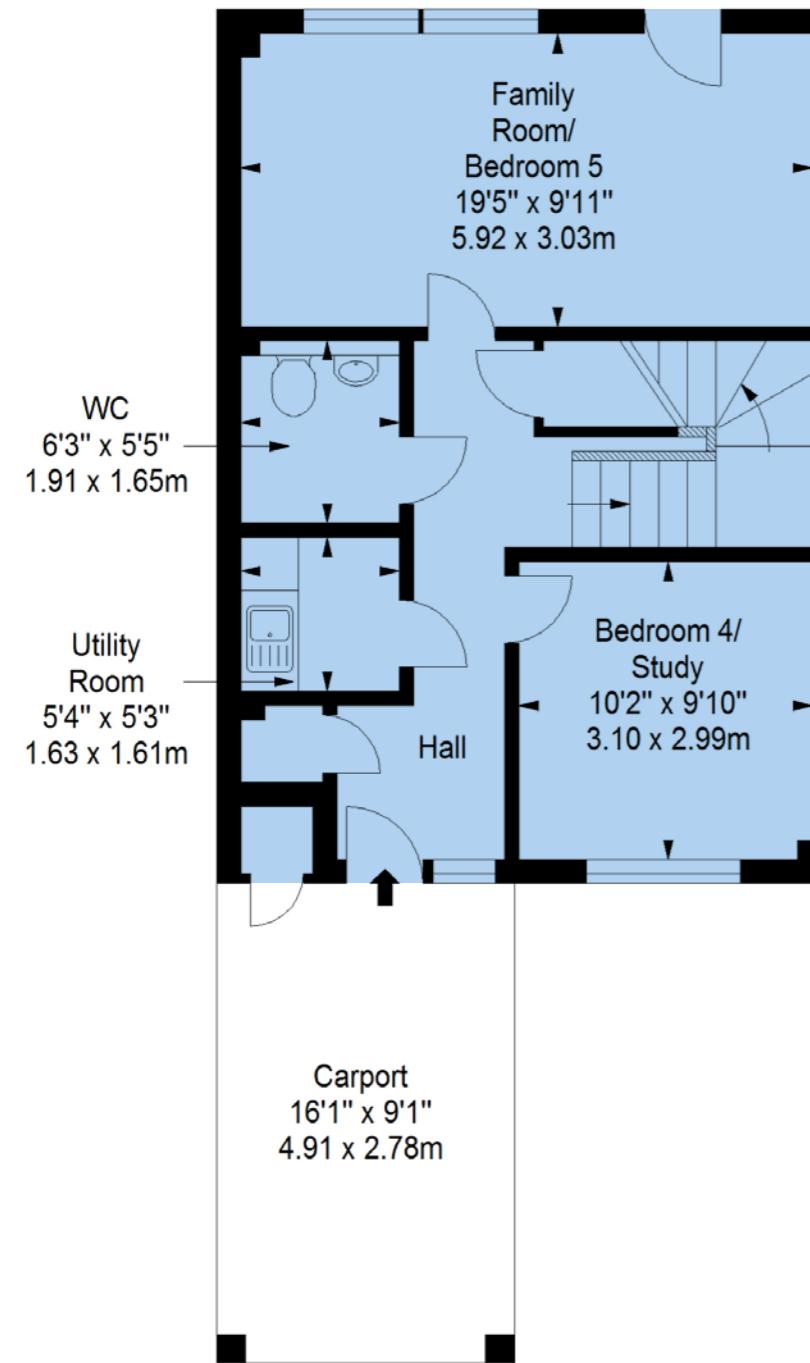
153 sq. metres (1650 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

SECOND-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.





WELCOME TO 25 Stevedore Place

This exclusive five-bedroom townhouse is a luxury residence that forms part of the award-winning Albert Dock development by the prestigious Cala Homes, providing exceptional accommodation in Edinburgh's highly sought-after Shore district.

GENERAL FEATURES

A luxury townhouse by Cala Homes
Part of the Albert Dock development
Set in the prestigious Shore area
Contemporary interior design
Quality fixtures and fittings
Juliet balconies to let the outside in
EPC Rating - B | Council Tax band - F

ACCOMMODATION FEATURES

Entrance hall with storage and WC
One large, light-filled reception room
Stylish kitchen and dining room
Large balcony with outdoor lighting
Utility room for discreet laundry
Five versatile double bedrooms
Modern 3pc family bathroom
Premium 3pc family shower room
Quality 3pc en-suite shower room
Partially-floored attic for storage

EXTERIOR FEATURES

Low-maintenance, southwest-facing rear garden
Driveway and carport with storage



RECEPTION ROOM

An elegant & inviting living room

The living room spans the entire width of the property and features a deluxe Amtico floor and light blue décor; plus, it has two Juliet balconies with remote-controlled blackout blinds. It is the perfect setting for everyday use.







KITCHEN

A stylish kitchen and dining area extending to a large balcony



Perfect for family meals and dinner parties, the kitchen/dining room enjoys an on-trend design, with sleek, glossy cabinets and spacious worktops. It is further enhanced by undercabinet lighting for ambient moods and integrated appliances for a seamless finish. The dining area extends out onto a large private balcony with outdoor lighting, forming a delightful setting for summer enjoyment. A ground-floor utility room also supplements the kitchen.







BEDROOMS



Five versatile double bedrooms

The three main double bedrooms are located on the second floor. Each room enjoys modern interior design and plush carpeting for optimal comfort. The principal bedroom has the largest footprint and includes a built-in wardrobe and an en-suite, and, like the second bedroom, it also features a Juliet balcony. Meanwhile, the fourth bedroom (laid with a new Amtico floor) is easily accessible at ground level, providing a versatile space that can be used creatively as a study or a gym. The final bedroom is also on the ground floor and is currently being utilised as a family room. It extends out into the rear garden, and is decorated in soothing apricot hues and with a new carpet. A partially floored attic (accessed via a drop-down ladder) offers excellent storage.





BATHROOMS



There are washroom facilities on all three floors. Serving the bedrooms on the second floor, there is a family shower room, as well as an en-suite shower room attached to the principal bedroom. On the first floor, there is a family bathroom with an overhead shower, whilst at ground level there is a handy WC.

GARDEN & PARKING



Two parking spaces and a rear garden

In addition to the lovely outdoor space created by the balcony, there is also a low-maintenance, southwest-facing kitchen garden to the rear of the home. Furthermore, the balcony forms the roof of a carport, alongside a private driveway providing a second parking space.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (eye-level oven, gas hob, fridge/freezer, and dishwasher), and a washer/dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





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, with additional bars and restaurants at nearby Newhaven, and a 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 Water of Leith and Leith Links also provide lovely green spaces for tranquil walks and cycle rides, allowing you to escape the bustle of the city. Furthermore, The Shore has some of the capital's best transport links, including regular bus services and a new tramline that links Newhaven to the city centre and airport. A stone's throw from the property, the tramline makes it even easier to enjoy the city's many attractions and amenities. The Shore is also within the catchment area for well-regarded primary and secondary schools. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



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