

COULTERS[©]

1 / 9 STEVEDORE PLACE

LEITH, EDINBURGH, EH6 7BF

 2 BED  1 BATH  1 PUBLIC









TAKE A LOOK INSIDE

PLEASE NOTE: The property is being sold as part of the Golden Share scheme. The purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. There are criteria that must be met and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. For more info, see below.

This beautifully presented south facing top floor apartment is located in an exclusive residential Cala development in Leith's vibrant Shore district. The property comprises of a spacious open plan kitchen/living room with Juliette balcony with double door. The kitchen offers a selection of floor and wall mounted units, integrated appliances include a four-ring gas hob, electric oven and extractor hood.

KEY FEATURES

-  Immaculately presented top floor flat.
-  Well maintained communal areas on the Leith Docks.
-  In the heart of The Shore in Leith.
-  Two double bedrooms.
-  Private residents parking.
-  Independent retailers and cafes nearby.



Two double bedrooms each having fitted mirrored wardrobe. The spacious bathroom features a wash hand basin, WC, bath with overhead shower, heated towel rail and extractor fan.

This energy efficient home has been fitted with high quality double glazing and gas central heating. The property also benefits from residents parking and a tram stop very close by which provides a link to the city centre and Edinburgh Airport.





THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, the area is characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes charm with a small-town ambience.

The Shore, which has recently been voted as best neighbourhood in the UK & Ireland at the 2023 Urbanism Awards, is renowned for its buzzing arts and social scene, which is fueled by many trendy restaurants and bars, including three Michelin-starred restaurants. For foodies, Leith Farmers Market is the perfect place to pick up fresh local produce and delicious street food.



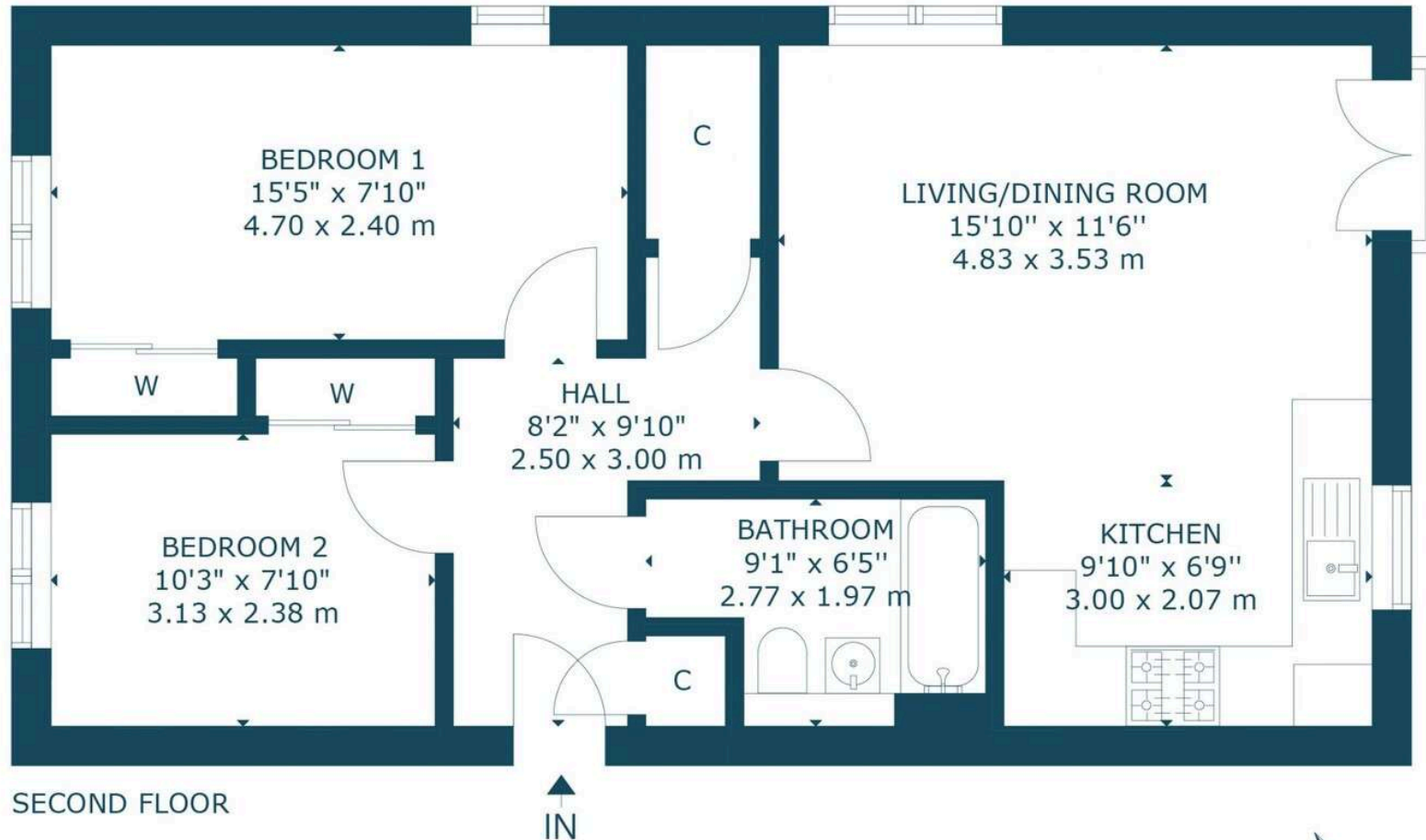
EXTRAS

All blinds, light fittings, fitted Amtico flooring, carpets and integrated appliances are included in the sale price.

GOLDEN SHARE - For more information on Golden Share please follow the link provided. We would urge you to read all of the information on the link to see whether you are eligible, before you get in touch with Coulters:

<https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 643 SQ FT / 60 SQ M

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

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GET IN TOUCH

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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.