

4 Fletcher Crescent

Leith, Edinburgh, EH6 6AS



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Quietly positioned within an exclusive quayside development

This mid-terraced townhouse enjoys close proximity to excellent transport links, local shops, and popular leisure attractions. Arranged across three floors, the four-bedroom home is finished to an exceptionally high standard. It has been thoughtfully designed to support family living with an en-suite bathroom, two shower rooms (one en-suite), a guest WC, and a

utility room. Outside, there is an easy-care garden and a large suntrap balcony, while private parking is provided for two vehicles.

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Luxury townhouse

with a desirable quayside setting

Inspired by the iconic Victorian colony houses of Edinburgh, the property forms part of Cala Homes' award-winning Waterside Plaza. The townhouse provides versatile, family-friendly accommodation with crisp minimalist interiors and full-length windows that flood the home with natural light. Additional benefits include modern energy efficiency, private parking, and low-maintenance outdoor areas, making it a practical choice for modern lifestyles. With Ocean Terminal and Leith's Shore virtually on the doorstep, and frequent bus and tram links nearby, the development's peaceful atmosphere belies its well-connected location.

4 Fletcher Crescent

General Features

- Award-winning quayside development
- Excellent amenities and transport links on the doorstep
- Modern mid-terraced townhouse over three floors
- High-end interiors with an airy, minimalist finish
- An efficient and versatile family home

Accommodation Features

- Welcoming entrance hall with storage and WC
- Spacious light-filled living room
- Fully integrated kitchen with dining area and balcony access
- Four spacious double bedrooms (two with storage, two with external access)
- Two shower rooms (one en-suite)
- En-suite bathroom
- Ground-floor utility room
- Gas central heating, solar panels and double-glazing

Exterior Features

- Large balcony
- Rear enclosed garden, paved for easy upkeep
- Carport and additional private parking bay
- Attached external store

Welcoming

entrance hall
with storage
and WC

The front door opens into a welcoming hall finished with durable timber-effect flooring that flows through much of the ground floor. This space incorporates built-in storage, a convenient WC, and a utility room.



Bright spaces

for relaxation and dining

The light-filled first floor hosts two generous spaces for relaxation and dining. The living room offers flexible proportions for lounge furniture, complemented by soft carpeting and expansive glazing.



Opposite, a social dining area is found within the kitchen.







High spec kitchen

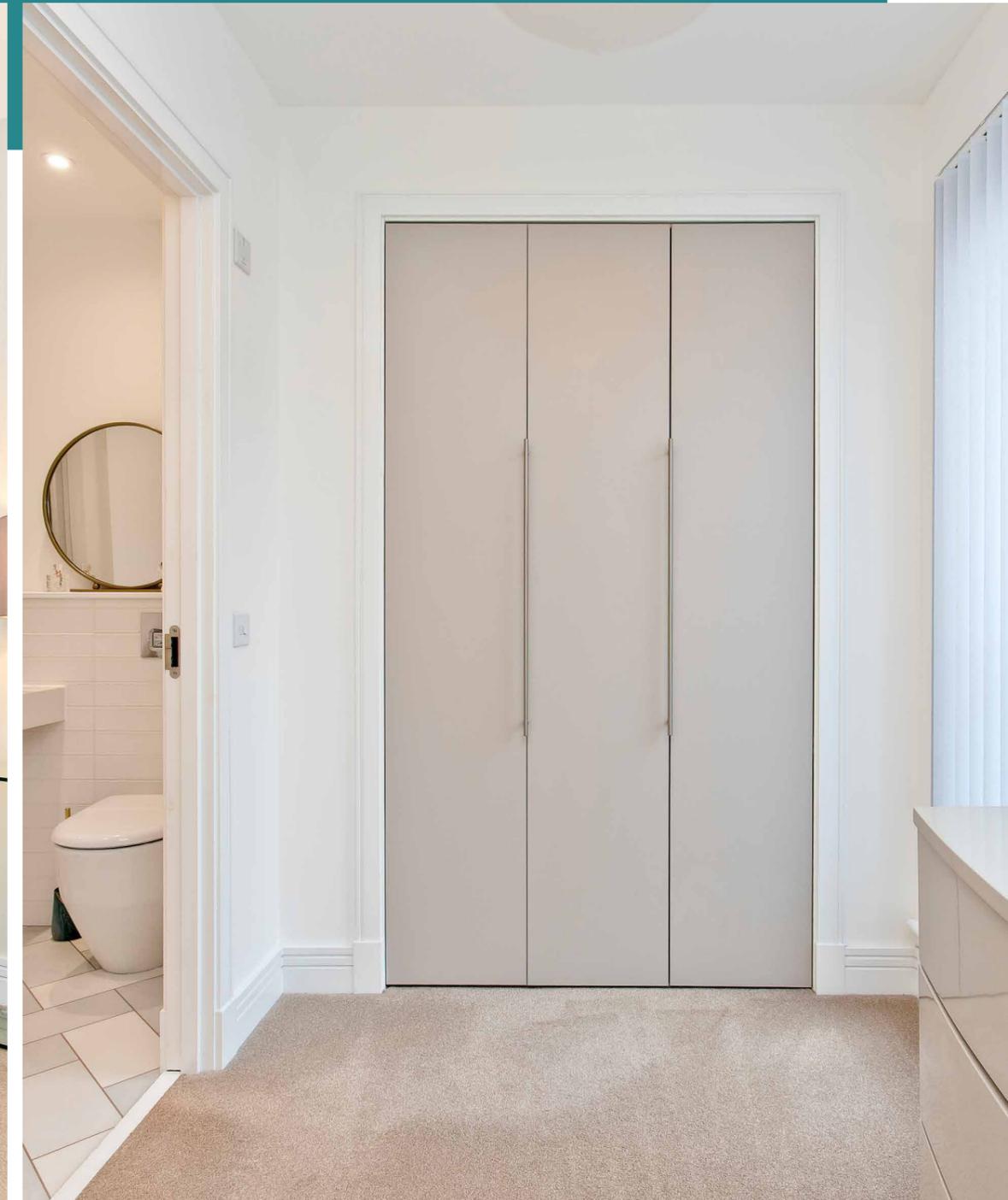
Ideal for year-round gatherings

The kitchen and dining room form the social hub of the home, opening onto a large south-facing balcony with space for alfresco meals. The high-specification kitchen features sleek white cabinets, downlit worktops, stylish grey tiling, oak-effect flooring, and integrated Siemens appliances including a combi oven, microwave, induction hob, fridge freezer, and dishwasher. A freestanding washing machine is housed in the ground-floor utility room, with a freezer in the first-floor landing cupboard.



Well-appointed principal suite

Spanning the width of the home on the second floor is a spacious principal bedroom boasting multiple French windows with glazed Juliet balconies. This calm sanctuary enjoys soft carpeting, fitted wardrobes, and an en-suite shower room.



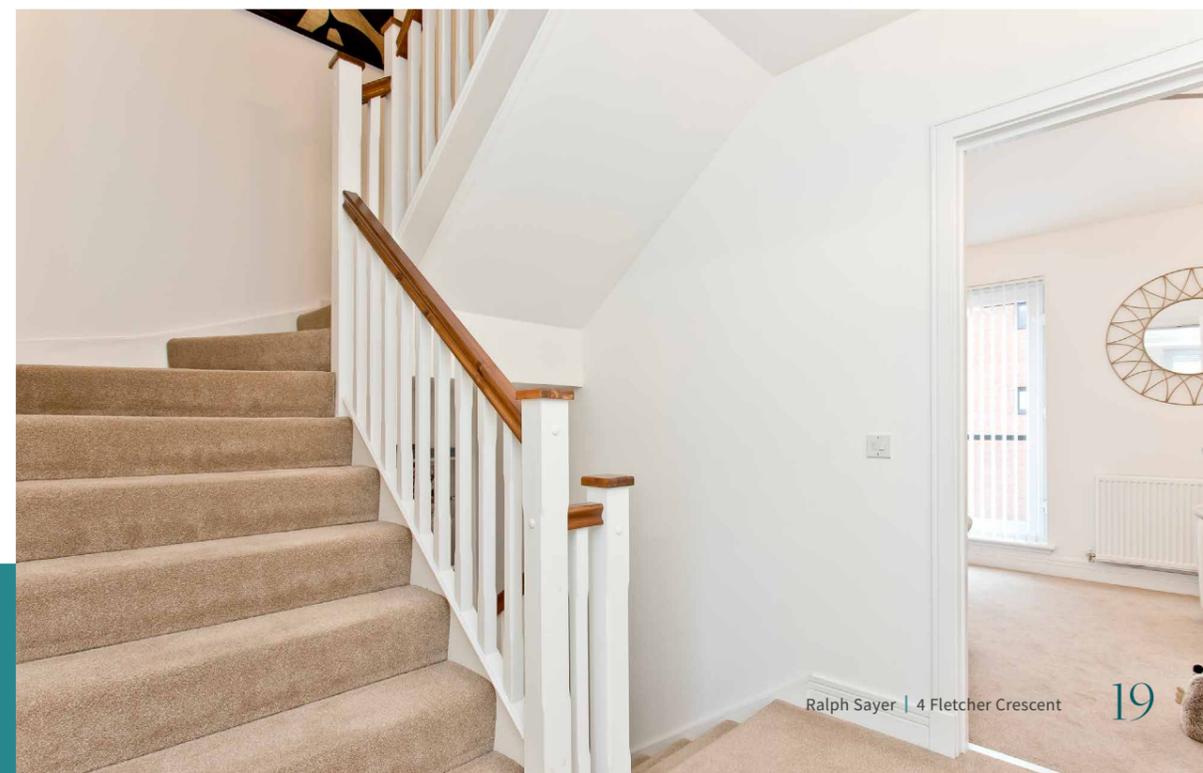


Two of the four double bedrooms are located on the ground floor. One is carpeted with built-in storage, ideal as a home office or guest bedroom. The second occupies the rear, with wood-toned flooring, garden access, and is currently arranged as an additional sitting room.

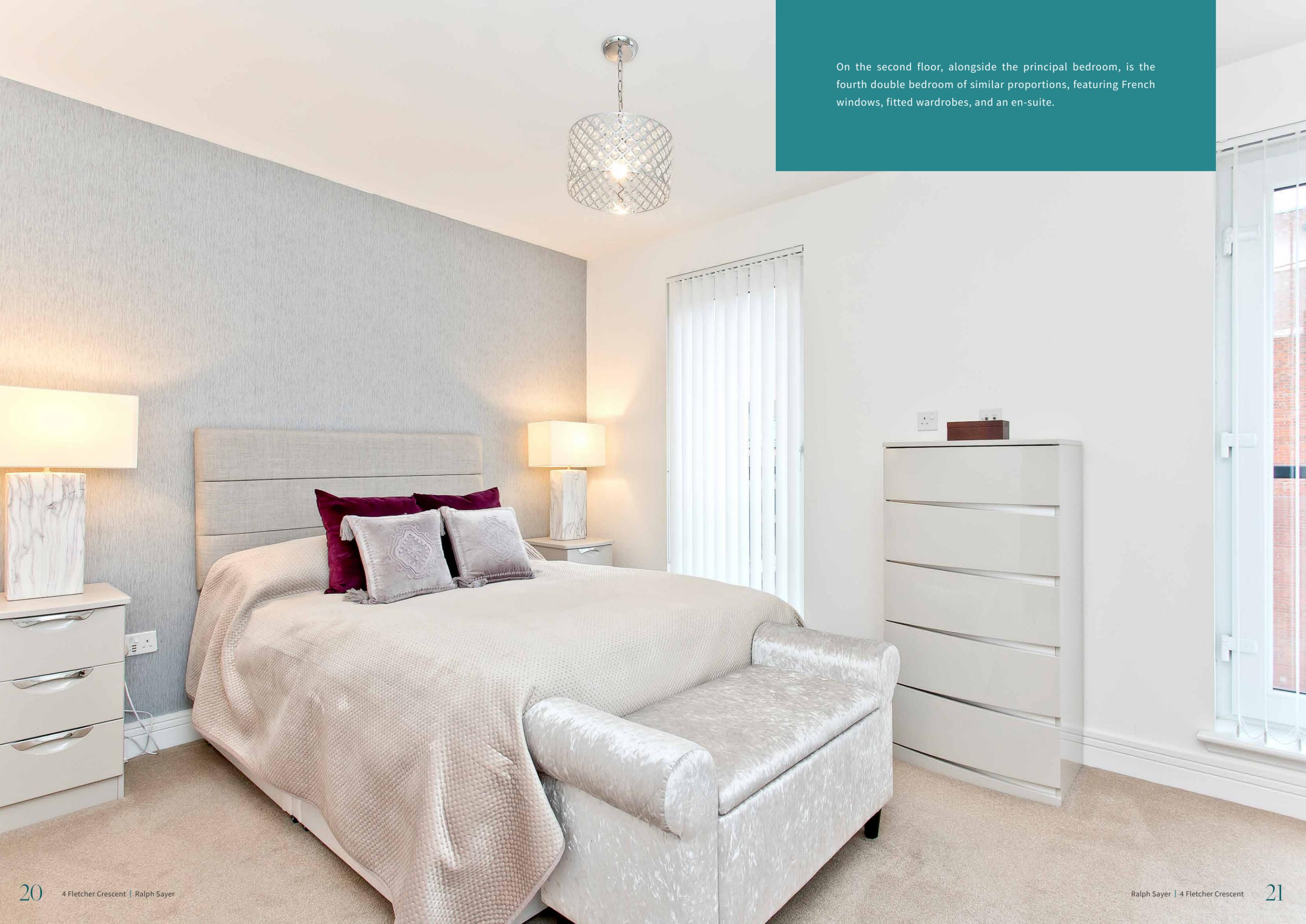


Flexible

family accommodation



On the second floor, alongside the principal bedroom, is the fourth double bedroom of similar proportions, featuring French windows, fitted wardrobes, and an en-suite.





Convenient

facilities on every level

In addition to the entrance hall WC and principal en-suite, there is a further shower room on the first floor and, within the second upper-floor suite, a bath with shower attachment.

En-suite bathrooms



Suntrap balcony

Designed for ease of upkeep, the outdoor spaces suit busy lifestyles. The sunny balcony is ideal for outdoor dining or morning coffee,



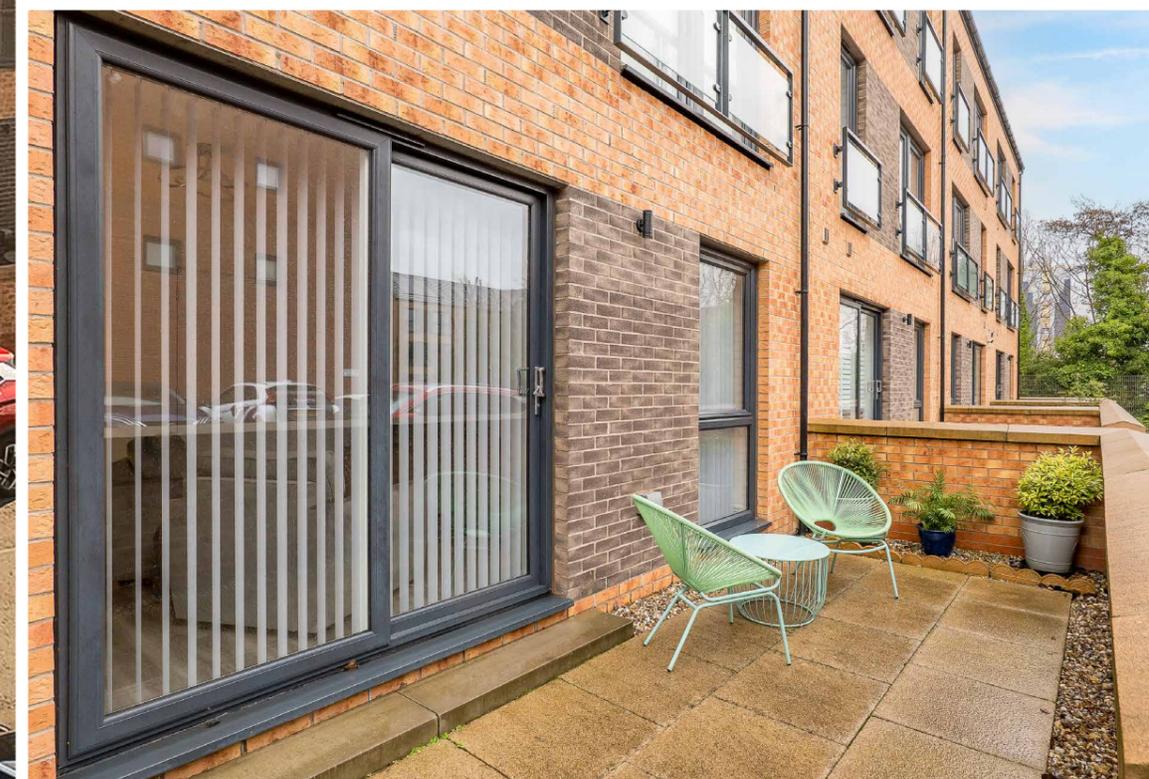
Multi-vehicle private parking and

patio garden

Private parking is provided by a carport and an additional bay, with a useful external store positioned to the front of the property. The rear garden is paved, enclosed, and ideal for relaxed use.

Extras: The sale includes all fitted floor and window coverings, selected light fittings and integrated appliances. Kitchen TV and sideboard, freestanding freezer and washing machine are also included.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £110 for ground maintenance.





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Property Name

4 Fletcher Crescent

Location

Leith, EH6 6AS

Approximate total area:

152 sq. metres (1637 sq. feet)

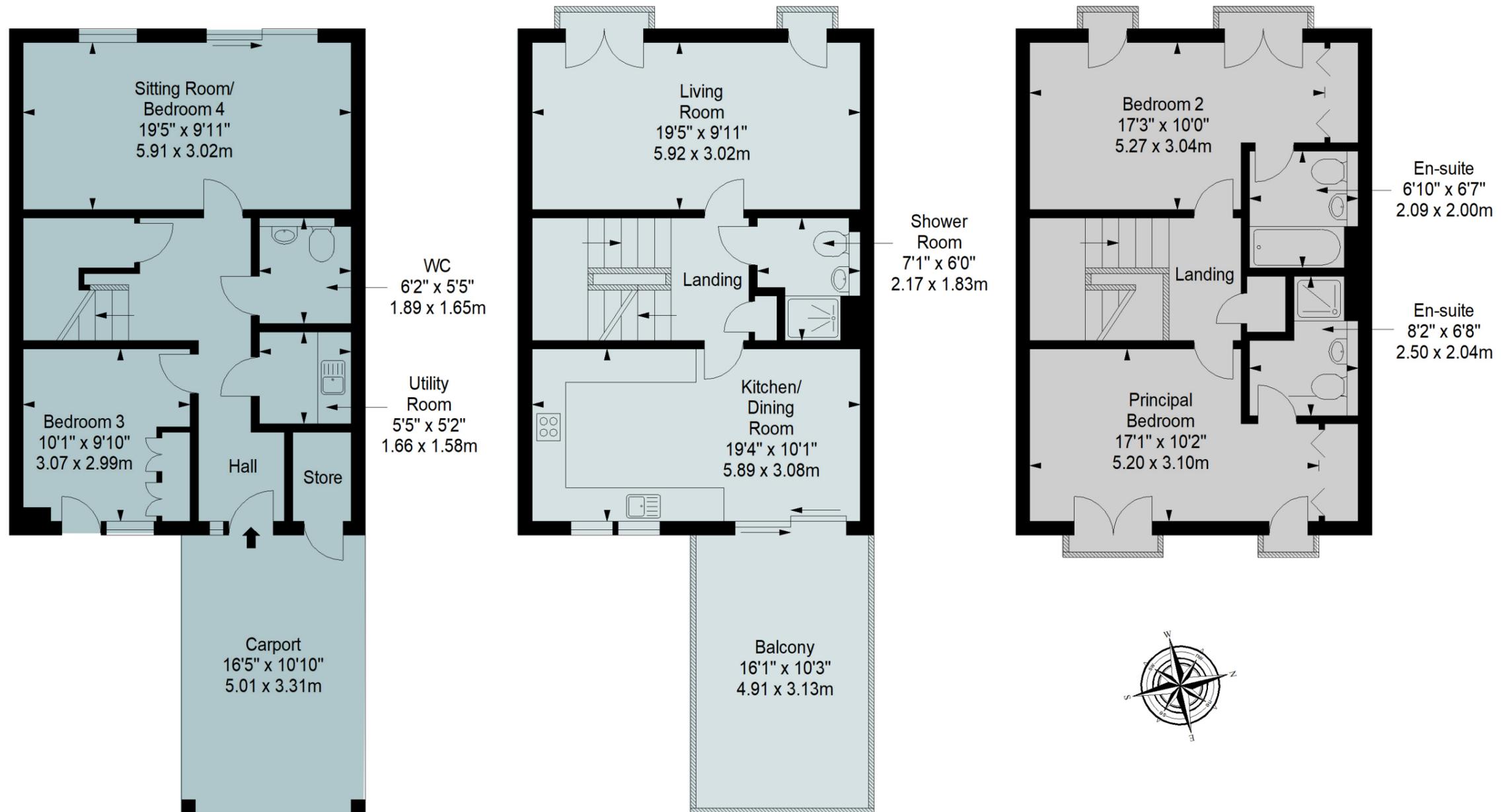
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- First Floor
- Second Floor

EPC Rating - B

Council Tax Band - F

Home Report Value - £550,000





Leith

Voted by Time Out
as one of the world's
coolest neighbourhoods

Historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

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dream property!



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