

2 Stevedore Place, The Shore, Edinburgh, EH6 7BF





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### Description

Delightful end-terrace townhouse of immense appeal, forming part of Cala's striking Albert Dock development. Located in the very heart of Edinburgh's fashionable Shore area, the property is conveniently placed for a superb range of amenities and excellent transport links, including the recently opened tram route, all within a stone's throw away. Finished to a high specification throughout, with ultramodern interior, and many eye-catching finishing touches that the multi-award winning Cala Homes has become known for, the property offers spacious and particularly versatile living space over three floors and boasts glorious waterside views over Albert Dock and southerly views to Arthur's Seat.

- Welcoming reception hallway with built-in storage, WC, and useful utility room
- Smart, light filled living room with French doors opening onto a Juliette balcony
- Well equipped kitchen/dining room falling naturally into cooking and dining zones and access to a large south-west facing terrace
- Three double bedrooms, two with en-suites
- Sitting room/bedroom 4
- Shower room
- Gas central heating and double glazing
- Off-street parking for two cars (one under-cover space)

### Extras

The fitted blinds, oven, hob, extractor hood, dishwasher, fridge/freezer, and washing machine are included.

### EPC Rating: B

### Price and Viewing

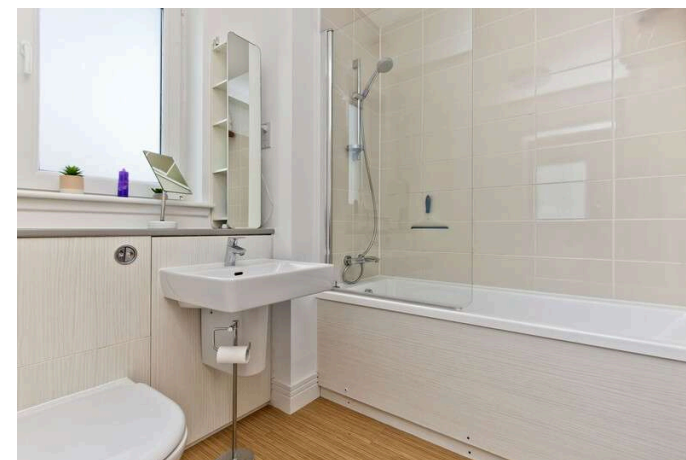
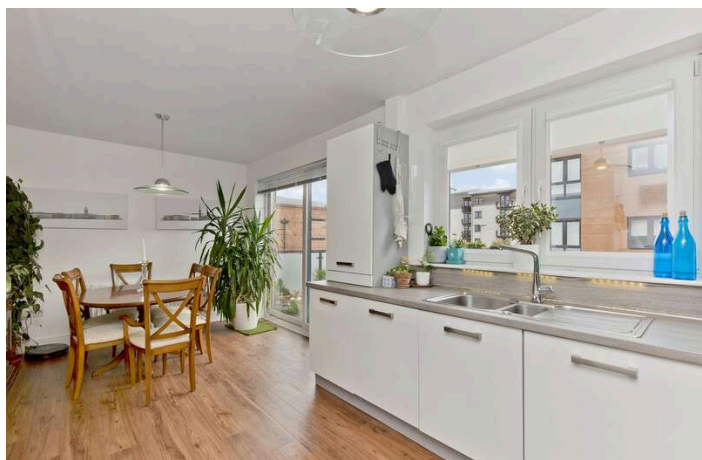
For price and viewing information or further details on this property please contact us on 0131 557 3188.



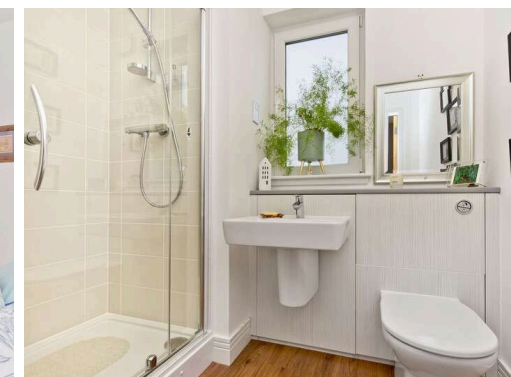
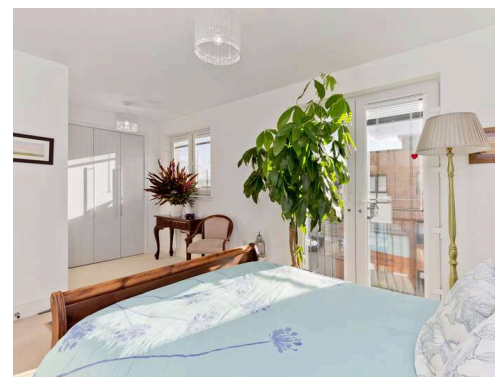


## Location

The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and the tramline which lies adjacent.







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