



9 Fletcher Crescent

Leith, Edinburgh, EH6 6AS





Welcome to 9 Fletcher Crescent

Welcome to a stunning contemporary townhouse with four double bedrooms, forming part of the award-winning Waterside Plaza by CALA Homes in highly sought-after Leith.

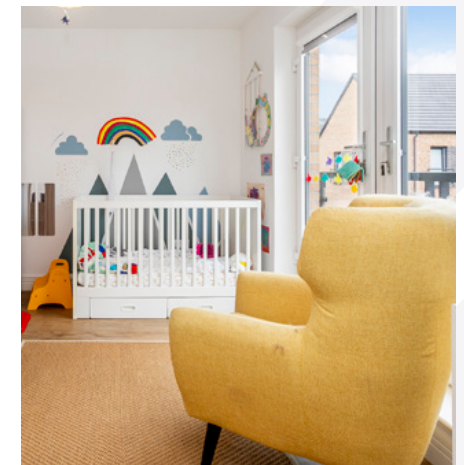


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Leith



Property Name

9 Fletcher Crescent

Location

Leith, Edinburgh
EH6 6AS

Approximate total area:

156.5 sq. metres (1684.6 sq. feet)

Ground Floor

First Floor

Second Floor

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





This south-facing townhouse is an outstanding four-bedroom family home that is finished to exceptionally high standards, providing its occupants with a high degree of luxury. Ensuring a blank canvas for new buyers, the terraced property features exquisite contemporary interiors which are neutrally decorated for a move-in ready aesthetic. It includes a large living area, a stylish dining kitchen with a private roof terrace, two en-suites, a WC, and a family shower room. In addition, the home benefits from private parking and a fully-enclosed rear garden.

Set within an innovative quayside development by CALA Homes, it also boasts an exclusive location in Leith with the award-winning restaurants of The Shore a mere stroll away. It is perfectly positioned for a wide range of additional amenities too, including shopping facilities and popular bars, and the area is served by bus and tram links for swift connections to the city centre both day and night.

General features

A stunning contemporary townhouse in Leith
Award-winning quayside development by CALA Homes
Exclusive location just a mere stroll from The Shore
Blank canvas of décor finished to exceptional standards
EPC Rating - B | Council Tax Band - F
Home Report Value: £570,000

Accommodation features

Naturally-lit hall with storage and a spacious WC
Large living room with patio doors to garden
Shaker-inspired dining kitchen with private roof terrace
Separate utility room for discreet laundry
Three large double bedrooms with Juliet balconies
Fourth double bedroom with glazed door to driveway
Modern family shower room with a 3pc suite
Modern en-suite shower room with a 3pc suite
Luxurious 3pc en-suite bathroom with overhead shower
A cupboard on each landing and two built-in wardrobes
Gas central heating and double-glazed windows
Solar-panelled roof for greater efficiency
Partially floored loft for storage / further development (STPP)

External features

Fully-enclosed rear garden opening to communal garden grounds
Carport with external store and driveway with EV charger
Adjacent private driveway



An immaculate townhouse

with impeccable standards

Stepping into the home, you are welcomed by a hall with immaculate styling. It immediately sets the impeccable standards found throughout, and offers built-in storage, as well as a spacious WC.



A large living room

for daily use

The living room is a spacious reception area, finished with crisp white décor and wood-textured flooring – a sought-after aesthetic found throughout. It has plenty of room for lounge furniture and a home workstation, providing a versatile space for everyday use.



Furthermore,
it extends out
into the rear
garden via
patio doors
– an ideal
arrangement
for families.





Shaker-inspired **dining kitchen**



Like the living area, the first-floor dining kitchen spans the entire width of the property to easily accommodate a table and chairs, alongside a generously appointed range of white cabinets and deluxe Silestone worktops. It has a suave Shaker-inspired design and is streamlined by Siemens integrated appliances (induction hob, concealed extractor, oven and microwave combi oven, fridge/freezer, and dishwasher). Undercabinet lighting allows for ambient moods and patio doors slide open to one of the home's key features: a stylish roof terrace with a suntrap south-facing aspect – perfect for outdoor dining in the summer. A ground-floor utility room provides additional storage and a quiet space for laundry.

A stylish roof terrace

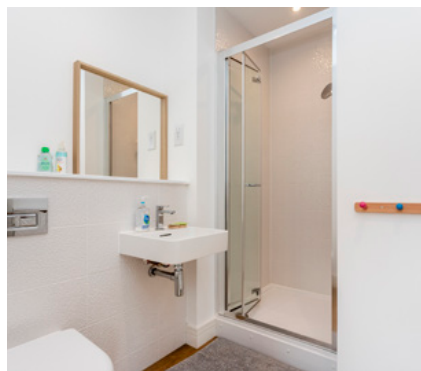
perfect for outdoor dining





Four double bedrooms and two en-suites

The four double bedrooms are located throughout the home, each room mirroring the pristine aesthetic of the living area – the perfect look for new buyers. The principal and second bedrooms occupy the second floor, both reflecting one another with generous footprints, built-in wardrobes, and oversized windows opening to Juliet balconies to let the outside in. These two rooms also boast their own en-suite for added luxury.



The third bedroom



"Spacious and also complete with Juliet balconies..."

The third bedroom, on the first floor, is equally spacious and also complete with Juliet balconies, ensuring a wonderfully airy ambience. Showcasing the flexibility of the accommodation, it is currently used as a second reception area.





Bathroom facilities on every floor

Conveniently, there are bathroom facilities on every floor. There is a handy WC at ground level and a modern family shower room on the first floor. On the second floor, there is the second bedroom's en-suite shower room and the principal bedroom's luxurious en-suite bathroom with an overhead shower and premium tile work.

For year-round comfort, the property has gas central heating and double glazing. It is also fitted with a solar-panelled roof for greater efficiency, plus benefits from a partially floored loft - ideal for storage or even further development (STPP).



Fourth double bedroom

with glazed door to driveway

Similarly, the fourth bedroom on the ground floor is used as a gym and home office, with a glazed door opening to the driveway.



An enclosed garden and private parking

Outside, the home has a fully-enclosed rear garden which is laid with paving for ease of maintenance. It has a designated flower bed with mature plants and opens out into delightful communal garden grounds, dotted with neat lawns and benches for relaxing in the sun. For off-street parking, there is a double, private drive consisting of a carport with an external store and another private parking space adjacent, with an electric vehicle (EV) charger.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale. The furniture is also available by separate negotiation.





Leith

Voted by Time Out in 2023 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.

"Voted by Time Out in
2023 as one of the world's
coolest neighbourhoods..."





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