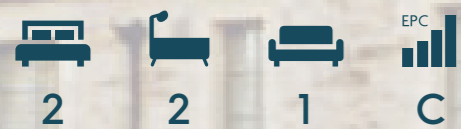


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WELCOME TO:

# COMMERCIAL STREET

146/7 Commercial Street, Leith, Edinburgh, EH6 6LB



## COMMERCIAL STREET AT A GLANCE:



Fashionable Leith location



Two double bedroom apartment



Spacious kitchen/dining room



Walking distance of the Shore



Newhaven Harbour nearby



Residents parking

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that all white goods are included and the bookcase in the living room is available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

An appealing two-bedroom apartment located in Edinburgh's fashionable Leith. On the first floor of a Category A listed converted bonded warehouse it offers generously proportioned attractive accommodation ideal for modern living, in move-in condition. With allocated parking, quick access to the city centre, and in walking distance from the waterfront of The Shore with its renowned restaurants and bars, it will make an ideal home for a professional or as an investment opportunity.

- A well-presented living room with neutral décor and built-in bespoke shelving
- An appealing kitchen/dining room with ample wall and floor units, worktop space, white splashback tiling, and integrated appliances including oven, hob and extractor hood
- A well-proportioned bright principal double bedroom with attractive décor, built-in mirrored wardrobe, and high quality en-suite shower room with WC, washbasin, and stylish tiling
- A further comfortable carpeted double bedroom/home office with built-in mirrored wardrobe
- A striking family bathroom, black and white in design with brick effect wall tiling and unique mosaic floor tiles. Features WC, washbasin, and bath with wall-mounted shower
- Electric heating throughout
- Secure entry system
- Allocated residents parking





## LOCATION, LOCATION, LOCATION:

Historic Leith is a bustling, and cosmopolitan area with a wide variety of leisure and retail amenities and close to Edinburgh's city centre.

This property benefits from being 10 minutes' walk from Ocean Terminal with its multi-plex cinema, well-known high street retailers and restaurants. The stylish and cosmopolitan Shore on the waterfront with its renowned restaurants including Martin Wishart's, Fishers, and the Ship on the Shore; bars such as the Roseleaf; and delicious cafes like Mimi's Bakehouse, is a little over 5 minutes' walk away. Aldi is a short walk as is Sainsbury's Local and Tesco Express, and there is a 24hr ASDA less than five minutes drive.

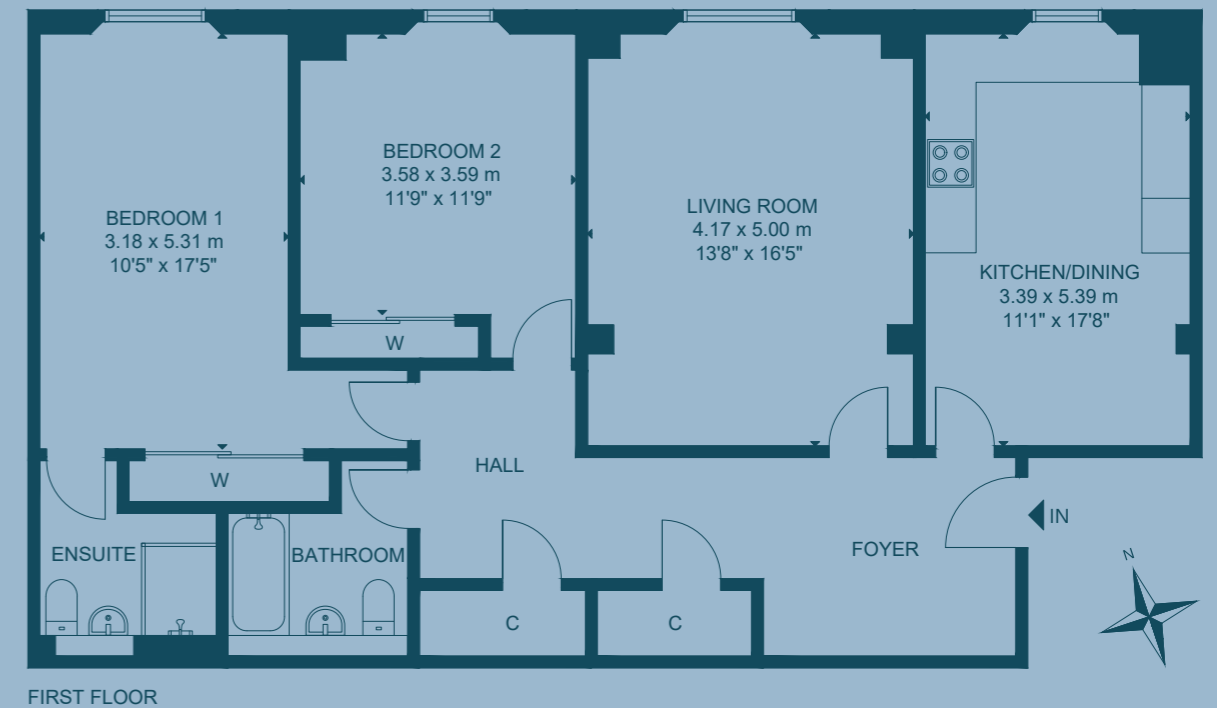
For fantastic recreational opportunities Leith Victoria Swim Centre and Victoria Park are just over ten minutes' walk, and there are gyms at both Ocean Terminal and David Lloyd at Newhaven.

There is well-regarded primary and secondary schooling including Victoria Primary School and Trinity Academy, Edinburgh's private schools are all within easy reach.

Regular bus services from Victoria Quay take you swiftly into the city centre and to Waverley Railway Station. It is well-positioned for access to the City Bypass and the tram link when completed in 2023.



## FLOOR PLAN:



146/7 Commercial Street, Leith, Edinburgh, EH6 6LB

Approx. Gross Internal Area

1,204 Sq Ft - 112 Sq M

For identification only. Not to scale.

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