



GILSON GRAY

LAW • PROPERTY • FINANCE

40/1 COMMERCIAL STREET

Leith, Edinburgh, EH6 6JD



Forming part of a C-listed former church on Commercial Street in Leith, this generous first-floor flat offers spacious and flexible accommodation including an open-plan living area, three bedrooms, an en-suite shower room, a bathroom, and a study, all enhanced by minimalist décor. Externally, the flat benefits from access to unrestricted on-street parking.

Extras: Integrated kitchen appliances comprising an oven, microwave, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Historic C-listed former church in Leith
- Excellent location
- Airy first-floor flat
- Secure shared stairwell
- Entrance hall with built-in storage
- Open-plan living/dining room & contemporary kitchen with separate utility room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Useful study room
- Family bathroom
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - E





“...HISTORIC C-LISTED
FORMER CHURCH IN AN
EXCELLENT LOCATION...”



"PRINCIPAL BEDROOM
WITH EN-SUITE SHOWER
ROOM AND TWO
FURTHER BEDROOMS"

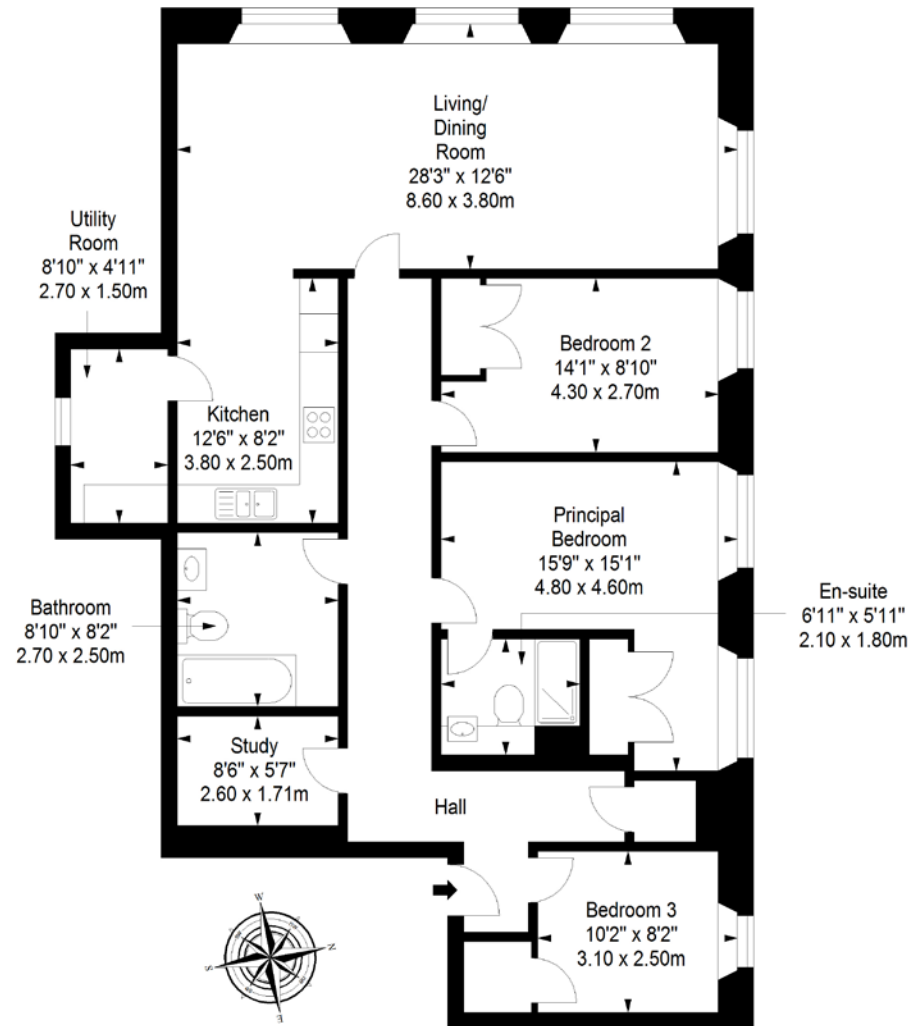




FLOORPLAN

First Floor

Approx. 118.4 sq. metres (1274.5 sq. feet)



Total area: approx. 118.4 sq. metres (1274.5 sq. feet)



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