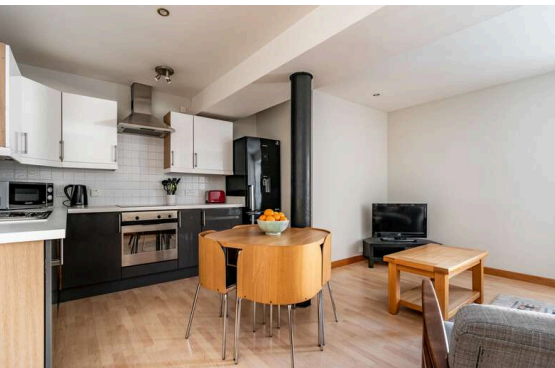


**Flat 1, 148 Commercial Street
EDINBURGH EH6 6LB
Fixed price £195,000**

- Hallway with large utility cupboard
- Open plan kitchen/living/dining room
- Kitchen with a range of floor and wall mounted units, electric hob and oven, integrated appliances and white goods included in sale
- Large double bedroom with fitted wardrobes
- Bathroom with three-piece suite and electric shower over the bath
- Electric heating and double glazing
- Residents parking
- Secure entry system



Flat

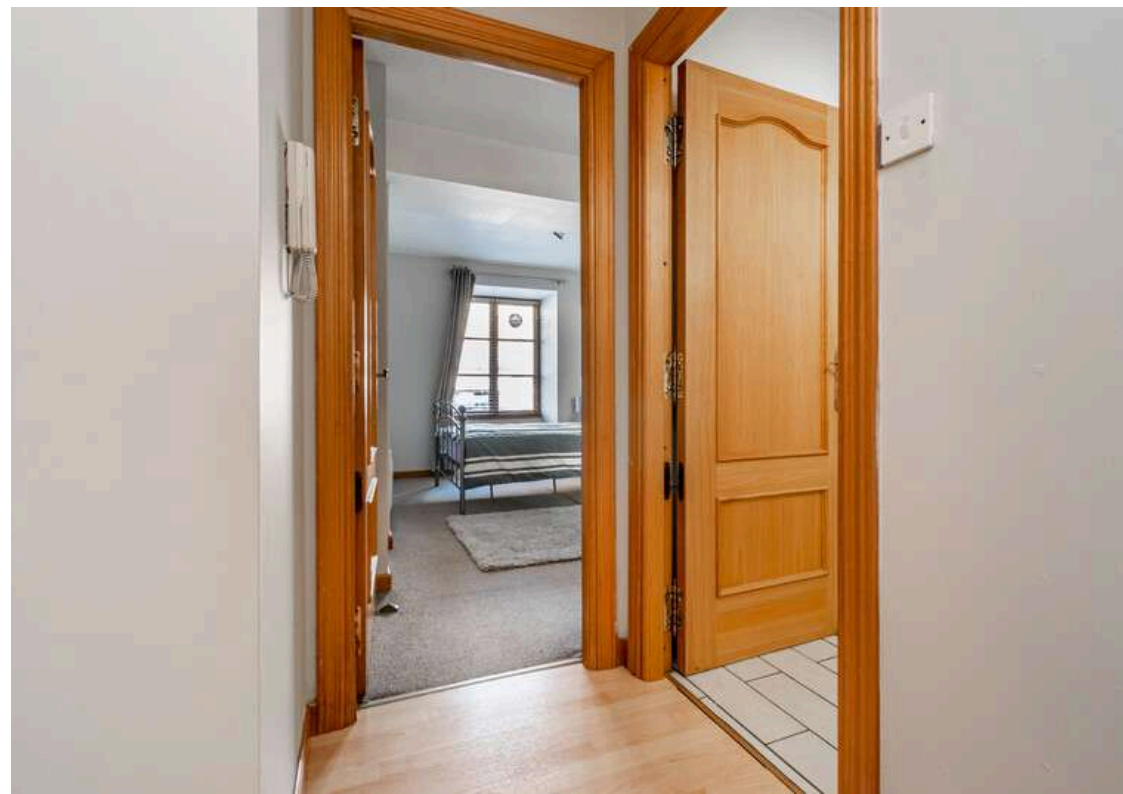
Blair Cadell are delighted to bring to market this fantastic one bed flat in the sought after Commercial street. With superb local amenities and easy access to the newly opened tram, the property would be ideal for the first time buyer or investor and must be viewed.

The accomodation comprises of an entrance hallway with a useful utility cupboard that includes the white goods as part of the sale. There is a large open plan living/ kitchen/dining area that is the perfect place for evening relaxing or hosting friends and family. The kitchen has a range of floor and wall mounted units, electric hob and oven and appliances that are included in the sale. There is a generous double bedroom with fitted wardrobes offering plenty of useful storage space and a bathroom with a three piece suite and electric shower over the bath. The property has electric heating and double glazing throughout and there is residents parking available along with a secure entry system. *No warranties given for systems or appliances*

Commercial street is situated just a 2 minute walk to the fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is nearby, with some of the best local fish and chips shops just a stones throw away. Local amenities include a variety of shops, a 24 hour Asda Supermarker and Aldi supermarket. Ocean Terminal is also nearby, offering a multitude of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Victoria Park, the Newhaven Harbour, with David Lloyds fitness club just round the corner, and even indoor mountain climbing at Alien rock. An efficient public transport network operates to most parts of the city and surrounding areas and the Edinburgh Tram has recently arrived making traveling even easier.

Viewing by appointment on 0131 337 1800

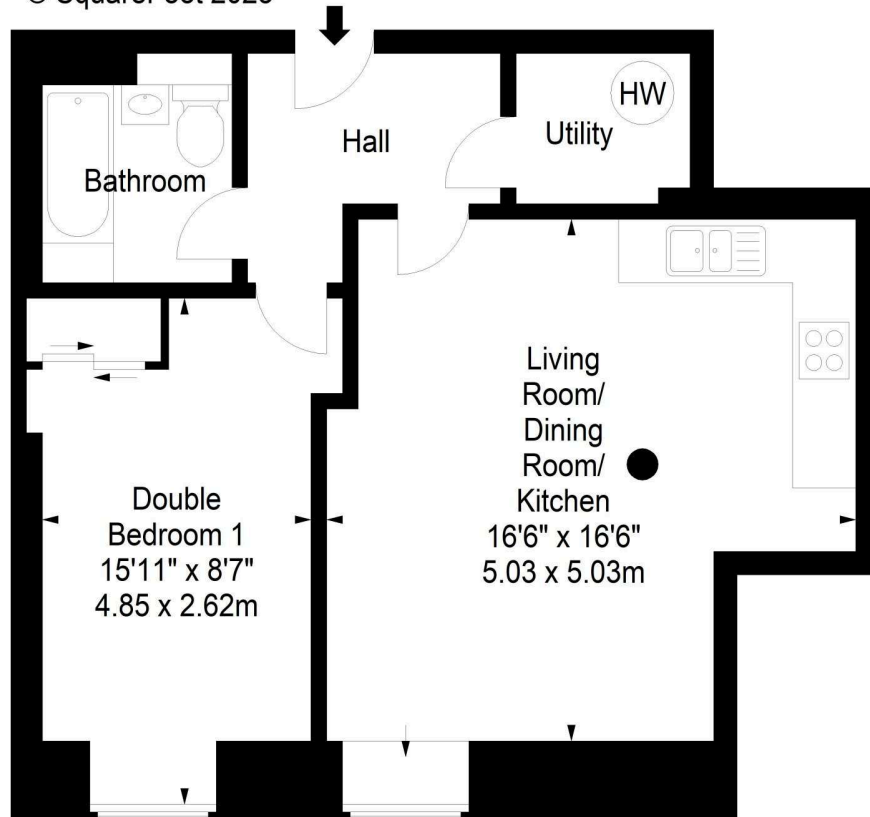




Commercial Street, Edinburgh, EH6 6LB



Approx. Gross Internal Area
524 Sq Ft - 48.68 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Level



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