

Flat 4 (The Moorings), 144 Commercial Street The Shore, Edinburgh, EH6 6LB

OFFERS OVER £270,000



drummondmiller



- Converted 19th century ground floor flat
- Spacious living room and extensive dining hall/reception
- Separate dining kitchen
- 2 large double bedrooms (master en suite)
- Internal bathroom; Electric heating and DG
- Shared courtyard to rear with allocated private parking
- Minutes away from vibrant bars/restaurants at The Shore
- EPC

Description

The Moorings forms part of a mid-19th-century former warehouse (Listed Category B) which was converted around 2000 into superior apartments. The property is a most sizeable two-bedroomed ground floor flat (69 square metres) now in need of cosmetic improvements. Of solid cream sandstone construction, it has individuality and great character enhanced by the existence of original columns. The slated roof was recently overhauled at great expense. The flat opens into a truly extensive dining hall/reception/home study office space offering tremendous versatility along with two handy store cupboards. There is a particularly large living/dining room and a completely separate dining kitchen (also requiring refitting). Its generous master bedroom enjoys the luxury of an en-suite shower room and in-built wardrobes. There is a second also large double bedroom and an internal bathroom.





Heating and Double Glazing

The property has the original electric storage heaters and fan heaters. Traditional-style sash windows are double glazed.

Entry System and Management Fee

The Moorings benefits from a secure video entry system and pleasant entrance reception. Trinity manage the smooth running of the development at a cost of £166 per month which includes buildings insurance.

Gardens and Parking

The original walls and gate piers of the former West Dock were retained at the time of the conversion creating an atmospheric communal cobbled courtyard. There are allocated parking bays and secure communal bicycle sheds and bin storage solely for the use of the residents.

Location

Steeped in history, this vibrant waterfront setting of Leith comprises an interesting blend of original buildings, new residential developments and major commercial projects. There are restaurants to suit all budgets, trendy wine bars, traditional ale houses, coffee shops and many other social amenities. At the centrepiece, the Ocean Terminal retail/leisure complex offers major stores including a multi-screen cinema and Marks & Spencer's food hall. For recreation there is a nearby fitness/racquet sport centre, rock climbing, sailing, swimming and cycling. It is less than two miles from Princes Street and bus/new tram services operate offering easy access to all major destinations within the City.

Extras

The oven, hob, hood and dishwasher are included in the sale price.

Council Tax Band and EPC

The property lies in Council Tax band X and has a E-rated Energy performance Certificate.

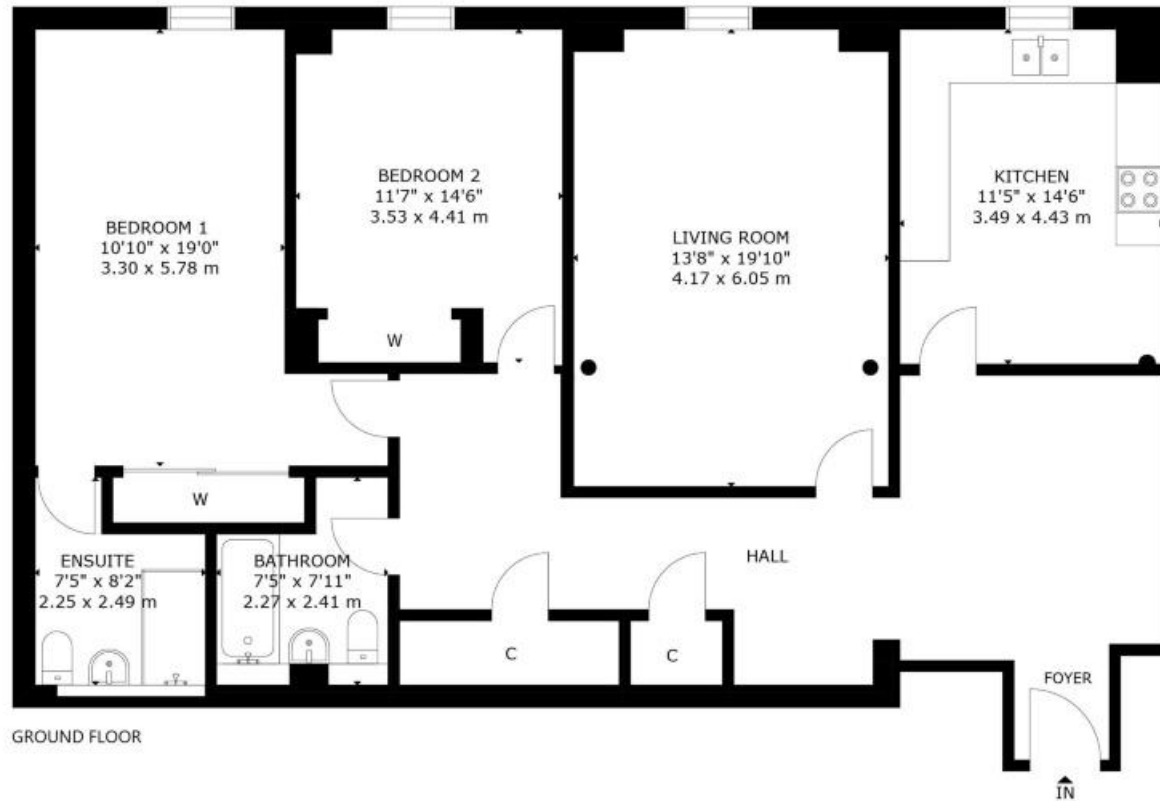
Home Report

The property has been valued by surveyors at £0,000 and the Home Report is available via the ESPC website.

Viewing

To view - please call Agent on 0131 229 3399 (0759 58 20611 out with office hours).





GROUND FLOOR

144/4 COMMERCIAL STREET, EDINBURGH, EH6 6LB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,399 SQ FT / 130 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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