



102 Flat 35 Commercial Street, Edinburgh, EH6 6LS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



A delightful one bedroom first floor apartment set within a listed, converted whisky warehouse within the vibrant Shore district of Edinburgh. This property is perfectly positioned for access to a wide range of local amenities, shops, bars and restaurants whilst being a short journey from Edinburgh's City Centre. This fabulous apartment forms part of a secure building with lift access, one allocated parking space along with one guest permit. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with a useful utility/storage room.
- Front and south facing living room with window seat and built in storage.
- Stylish shaker dining kitchen with a range of wall and base units along with integrated appliances.
- Front and south facing double bedroom with built in wardrobe and window seat.
- Beautiful, fully fitted bathroom comprising WC, double wash hand basins with vanity storage and waterfall shower over bath.
- Electric heating with newly installed radiators.
- Double glazing.
- Private residents parking.
- Factored by Myreside Management limited.



## Location

The Shore and neighbouring Leith is a much sought after and fashionable district situated north of the city centre, attractively positioned in a historic setting on the Water of Leith. This vibrant area has seen a program of extensive regeneration of historic dockside properties and converted warehouses and now includes some of the finest eateries in the capital including Michelin star restaurants, delis, cafés, and wine bars. Everyday shopping is within walking distance. The Water of Leith Walkway and Cycle Path are also in the vicinity. Nearby tram and bus services run to the city centre and beyond and there is easy access to the nearby A902 Ferry Road which provides links to the City Bypass and major motorway networks heading west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and heading east towards East Lothian, and the A1.

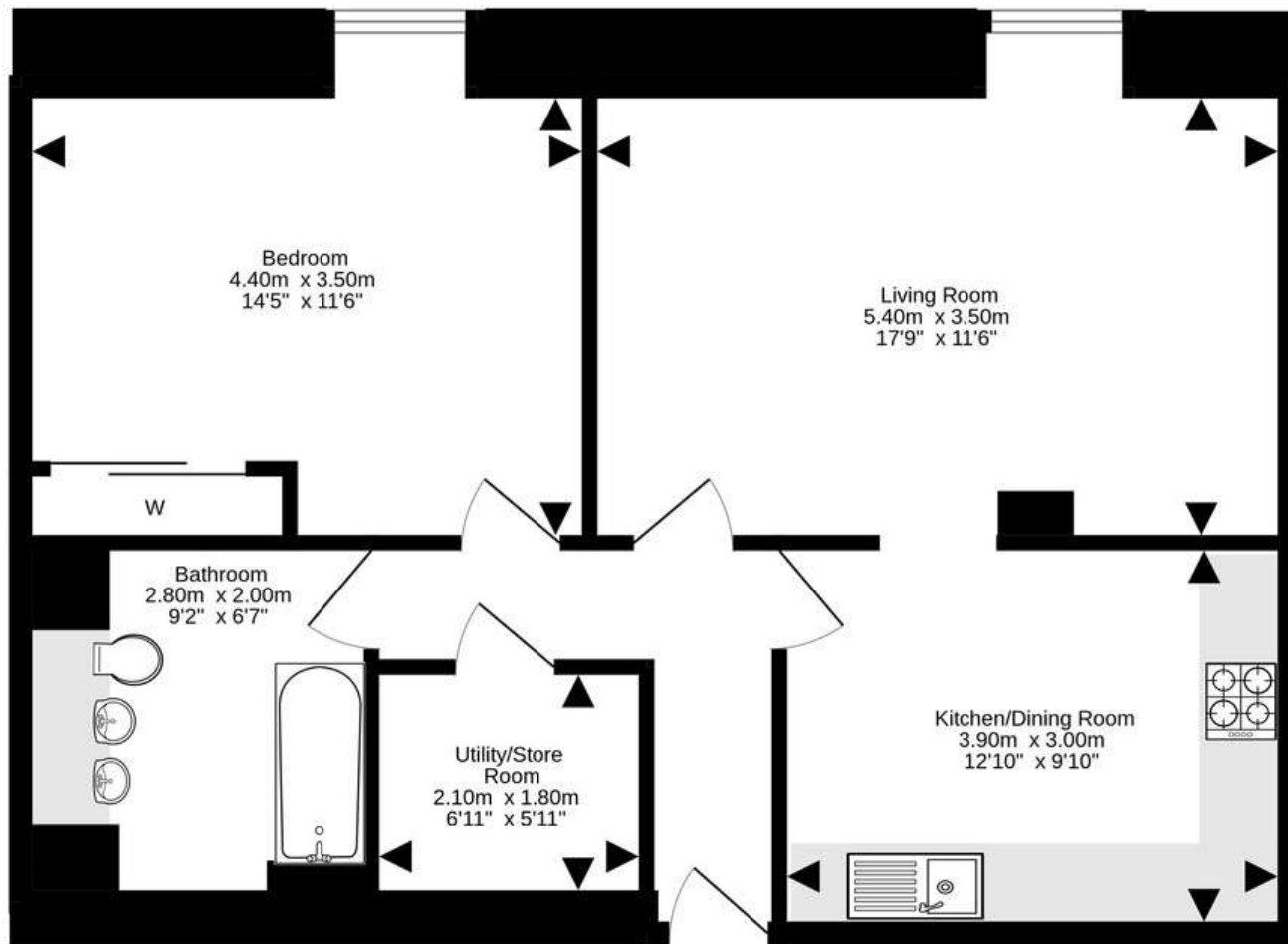
## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and window and floor coverings.

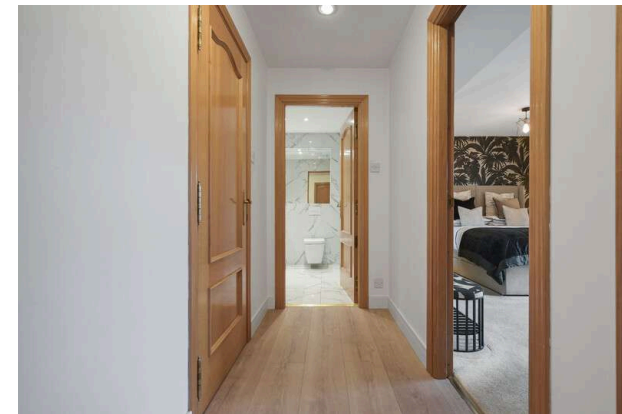
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

