

COULTERS[©]

102/70 COMMERCIAL STREET

THE SHORE, EDINBURGH, EH6 6LT

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

102/70 Commercial Street is an extremely spacious 2 bedroom third floor flat situated in a popular development in the highly desirable area of The Shore.

The surrounding area has a wide variety of amenities including supermarkets and popular bars, cafes and restaurants.

Accessed via a communal entrance with door entry phone system and lift, the property is situated on the third floor of the building.

KEY FEATURES



Extremely spacious 3rd floor flat in popular development.



Two double bedrooms, one with ensuite.



Lovely views over Victoria Quay.



Allocated parking space (number 77).

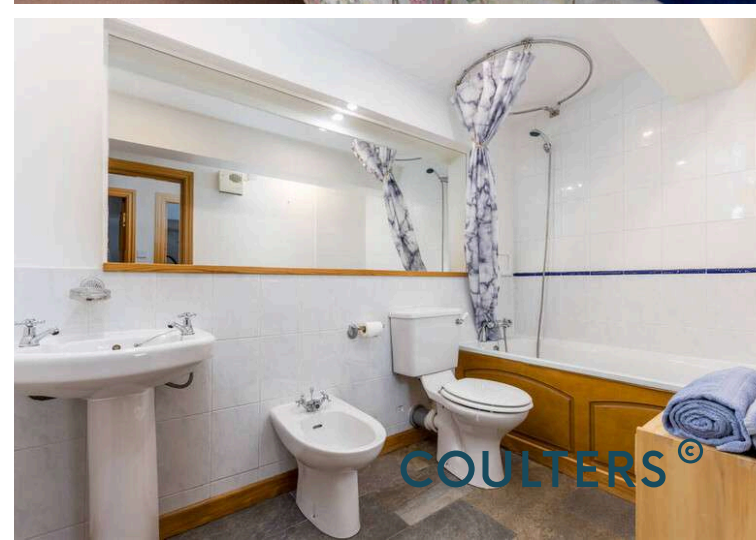


Fantastic location close to the amenities of The Shore.



Lift access.





The accommodation comprises - entrance hall with large walk-in storage cupboards; kitchen with French doors to the sitting/dining room; principal bedroom with ensuite shower room; double bedroom 2; bathroom; and utility.

The factor is Myreside Management with costs around £1,400 per annum which is inclusive of buildings insurance.

EXTRAS

All fitted flooring, blinds, light fittings and kitchen appliances are included in the sale price. The seller is also willing to include all furniture and contents in the sale.

THE LOCAL AREA

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry.

Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city.

The Shore is renowned for its trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.

The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

GET IN TOUCH



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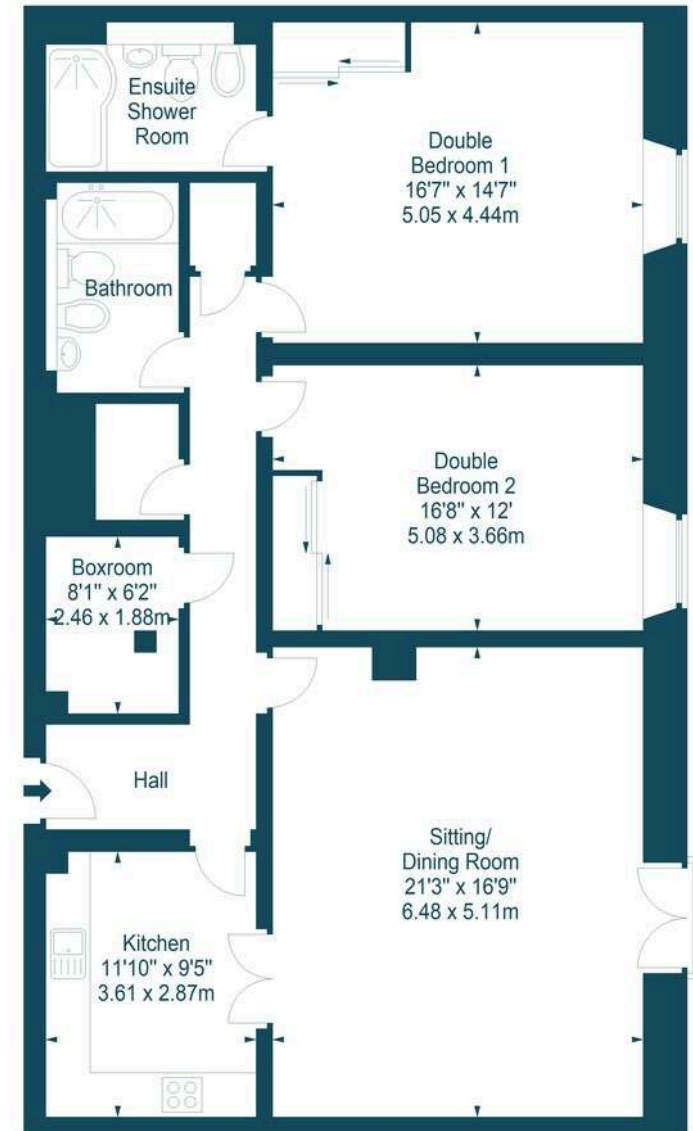


enquiries@coultersproperty.co.uk

Commercial Street,
Edinburgh,
Midlothian, EH6 6LT



Approx. Gross Internal Area
1331 Sq Ft - 123.65 Sq M
For identification only. Not to scale
© SquareFoot 2024



Third Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.