

COULTERS[©]

102/57 COMMERCIAL STREET

THE SHORE, EDINBURGH, EH6 6LT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

102/57 Commercial Street is a very well-presented second floor flat that sits within a category A listed warehouse development in the Leith conservation area. Originally built in the 1800s, this former whisky warehouse is of significant importance being the only dockside development comparable to those built in London and in West India at the start of the 19th Century. Today it offers superb modern living for a professional, first-time buyer or couple, with bright, well-maintained interiors, in one of Edinburgh's most vibrant neighbourhoods.

Accessed via a communal entrance with secure door entry phone system and lift, the property is situated on the second floor of the building. The accommodation comprises: entrance hall with large storage cupboard; sitting/dining room; fitted kitchen with mainly integrated appliances; principal bedroom with fitted wardrobe; second double bedroom and bathroom.

An allocated parking space comes with the flat and is situated in the car park to the rear of the building.

KEY FEATURES



Second floor apartment with lift access.



Two double bedrooms.



Immaculately kept home.



Allocated parking space.



Excellent transport links nearby.



Fantastic location close to the amenities of The Shore.



EPC Rating - C



Council Tax Band - D



Electric heating and double glazing have been fitted within the property.

The building is factored by Myreside Management for an approximate cost of £85 per month which is inclusive of buildings insurance.

EXTRAS

All fitted flooring, blinds, light fittings and kitchen appliances are included in the sale price. The bookshelves in bedroom 2 do not form part of the sale. Other items may be available subject to separate negotiation.



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. Falling within a conservation area 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 buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, 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.

HOME REPORT VALUATION: £235,000



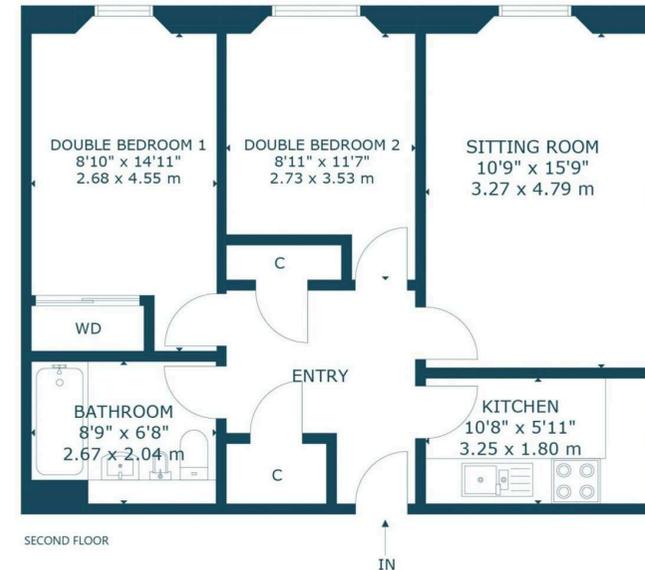
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 649 SQ FT / 60 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL 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.