



102/54 Commercial Street
The Shore, Edinburgh
EH6 6LS



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Property Summary

Enjoying attractive neutral interiors and spacious rooms, this one-bedroom second-floor flat is a beautiful home that is brought to market in move-in condition. It forms part of an A-listed Georgian warehouse which has been converted into stylish flats, offering fashionable living in the heart of Edinburgh's prestigious Shore area. Michelin-starred restaurants are a stroll away, along with award-winning bars, cafes, and a wide assortment of amenities. A tramline is also a stone's throw away for swift commutes to the city centre and airport, making it an ideal base for professionals, couples, and first-time buyers alike.

A secure telephone-entry system and a shared stairwell provide access to the flat, which begins with a hall, defined by white décor and wood-style flooring for a wonderful first impression. It has built-in cloak storage and a generous store before leading directly into the living/dining room. This charming reception area continues the appealing decoration, bringing a minimalist-inspired quality to the room that is easy to dress and style. It is the perfect look for new buyers. It is well-proportioned for comfy furnishings and brightly illuminated by a south-facing window.

Features

- Traditional second-floor flat with modern interiors
- Part of an historically important building
- Within the sought-after Leith conservation area
- Delightful views over listed buildings
- Blank canvas of décor throughout
- Secure telephone-entry system
- Immaculate hall with generous storage
- Living/dining room with south-facing aspect
- Well-appointed breakfasting kitchen
- Large double bedroom with built-in wardrobe
- New three-piece shower room (less than a year old)
- Private residents' parking to the rear
- Electric heating and double glazing





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A breakfasting kitchen

Double doors lead from here into the kitchen, which can also be accessed from the hall. This space is well-appointed with generous cabinet storage and ample workspace space, backed by easy-to-clean splashbacks. Seamlessly integrated appliances add the finishing touch (oven and ceramic hob both installed in February 2022, fridge, and dishwasher). Space for a freezer and washing machine is found in the hall's store.







Fashionable living in the heart of Edinburgh's prestigious Shore area



Meanwhile, the south-facing double bedroom provides a bright and spacious setting for deep sleep. It is neutrally decorated and laid with carpet, coming complete with a large built-in wardrobe. Conveniently next door is a new shower room that is less than a year old, boasting a pristine aesthetic of white décor and marble-inspired wet walling. It is comprised of a hidden-cistern toilet, a storage-set washbasin, and a double step-in shower enclosure. The property has electric heating and double-glazed windows.

Outside, homeowners enjoy easy access to the Water of Leith walkway, which provides a lovely route for walking, cycling, and running. To the rear of the building, there is also private residents' parking – the flat enjoying a dedicated permit and a visitor's permit as well.



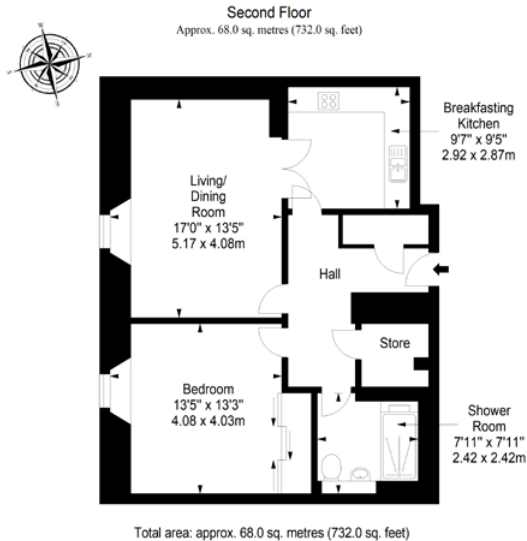


The Shore, Leith

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. 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 is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



Floorplan



EPC Rating - B | Council tax band - C | Home report Value - £210,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. A freezer, a washing machine, the bed, bedroom desk, living room settee, the TV, and additional furnishings are available by separate negotiation.



Price & Viewings

Please refer to our website
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